HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: August 2010

New Home Market

Housing Starts Remain Higher Than Last Year

Housing construction in the Greater Toronto Area (GTA) maintained recent levels of activity, recording 2,452 starts in July. Starts last month were 36 per cent higher than a year earlier and about equal to the number seen in July 2008. The construction of row houses experienced the largest gain compared to last year, rising by 85 per cent. Demand for relatively affordable low rise homes has increased as the median price of new single-detached homes in the GTA has risen to $500,000. The apartment segment continues to improve with starts up 50 per cent year over year, while single-detached homes continue to trend lower after peaking in the

Figure 1

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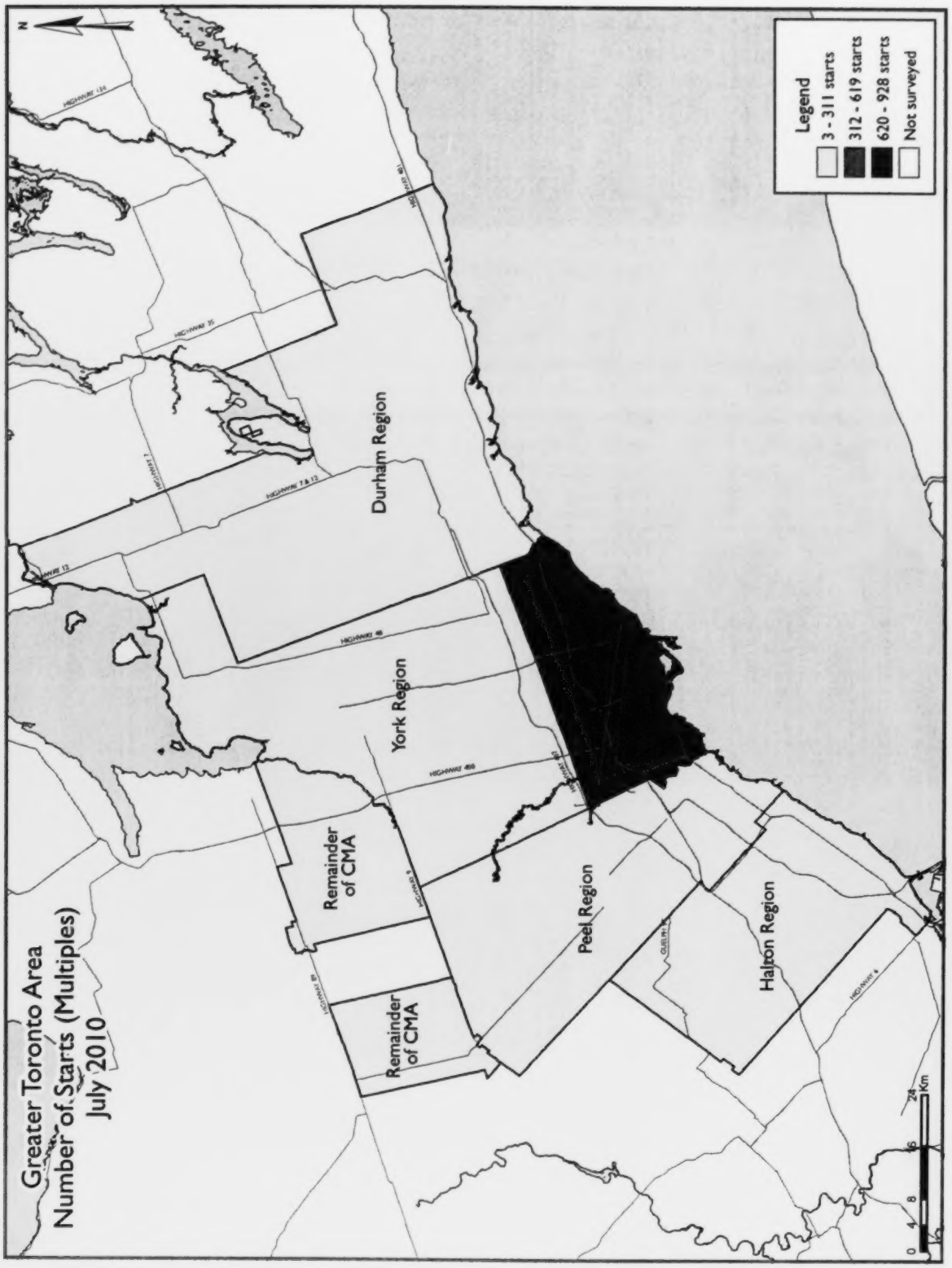
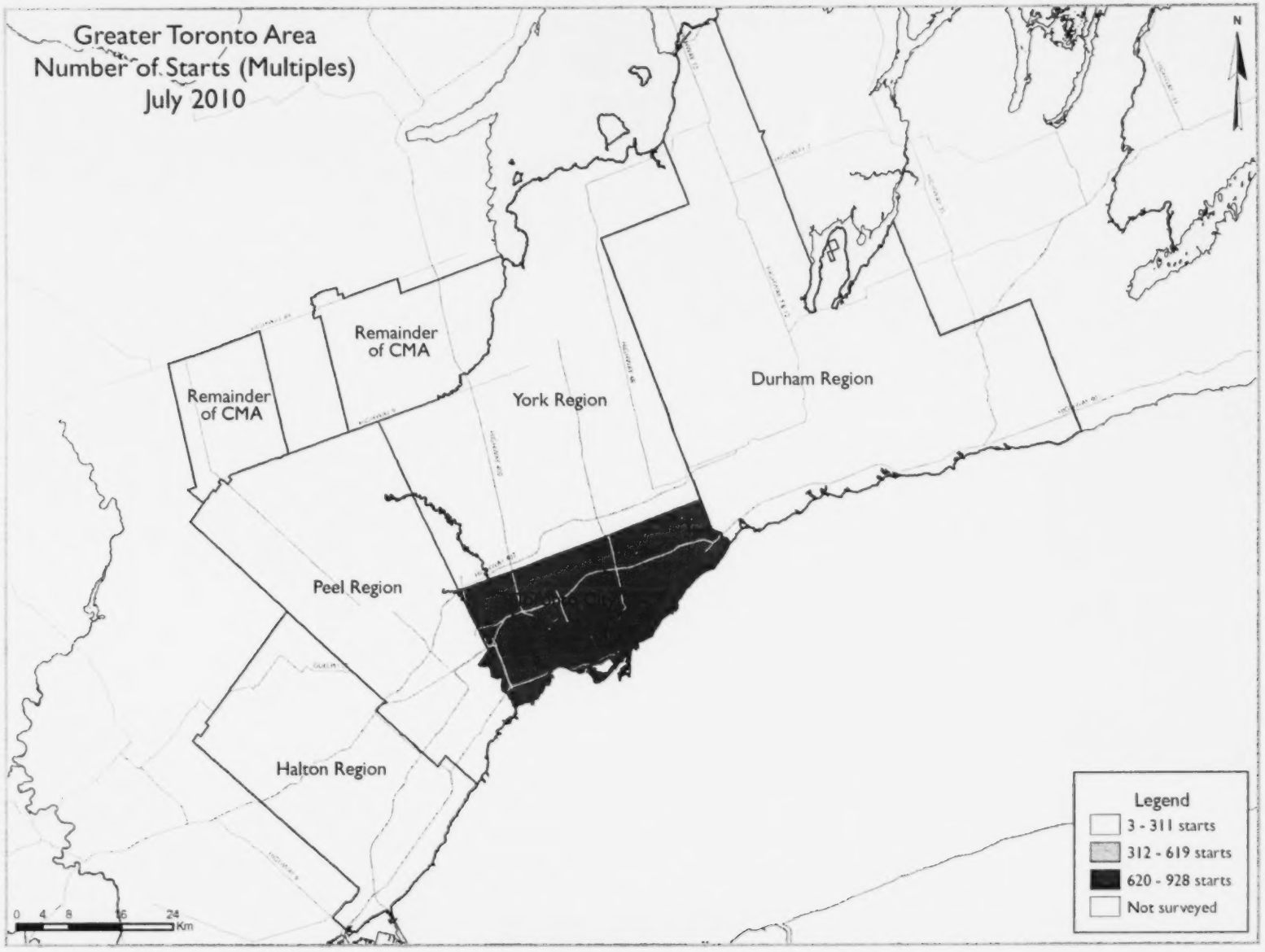
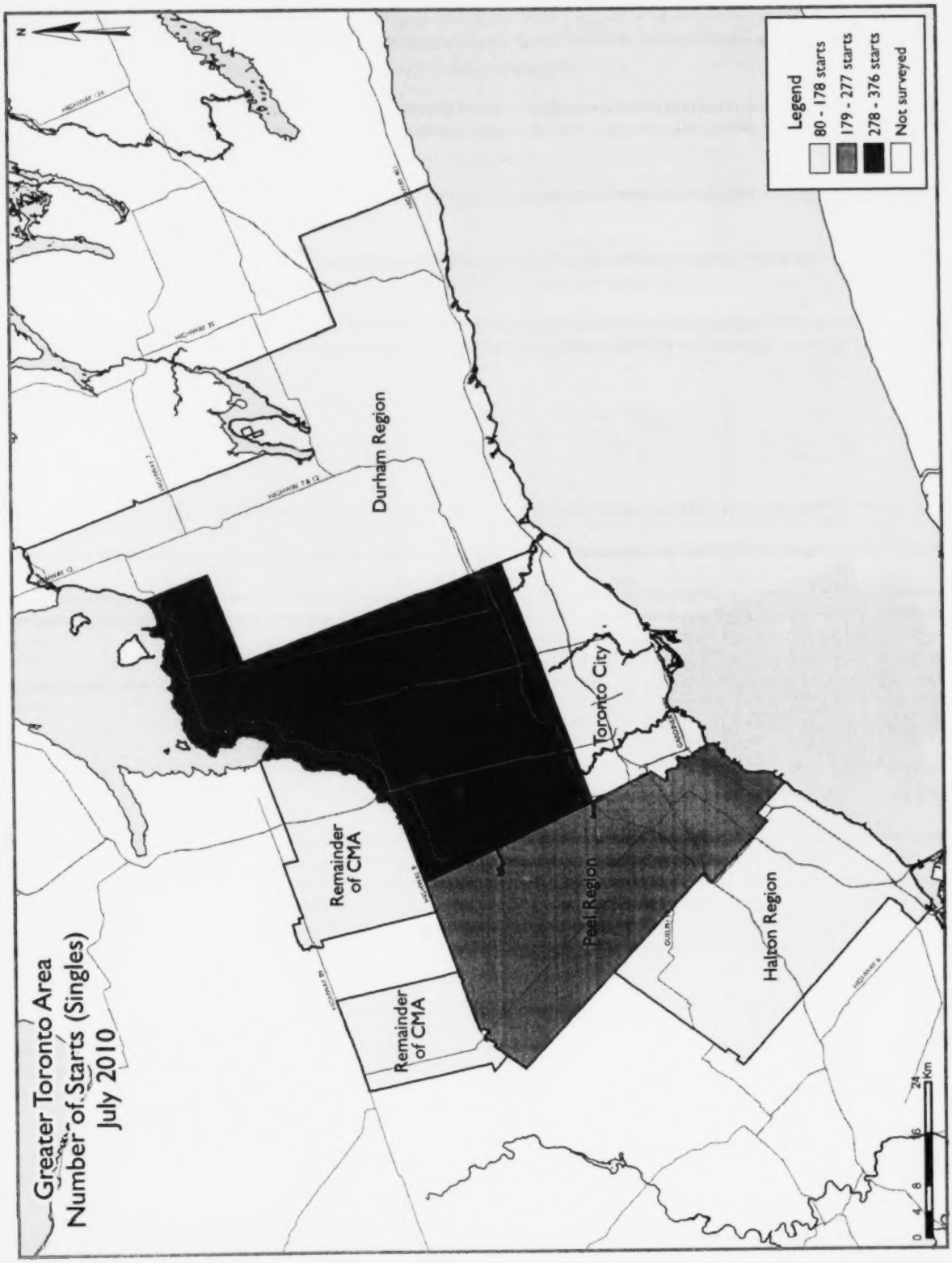
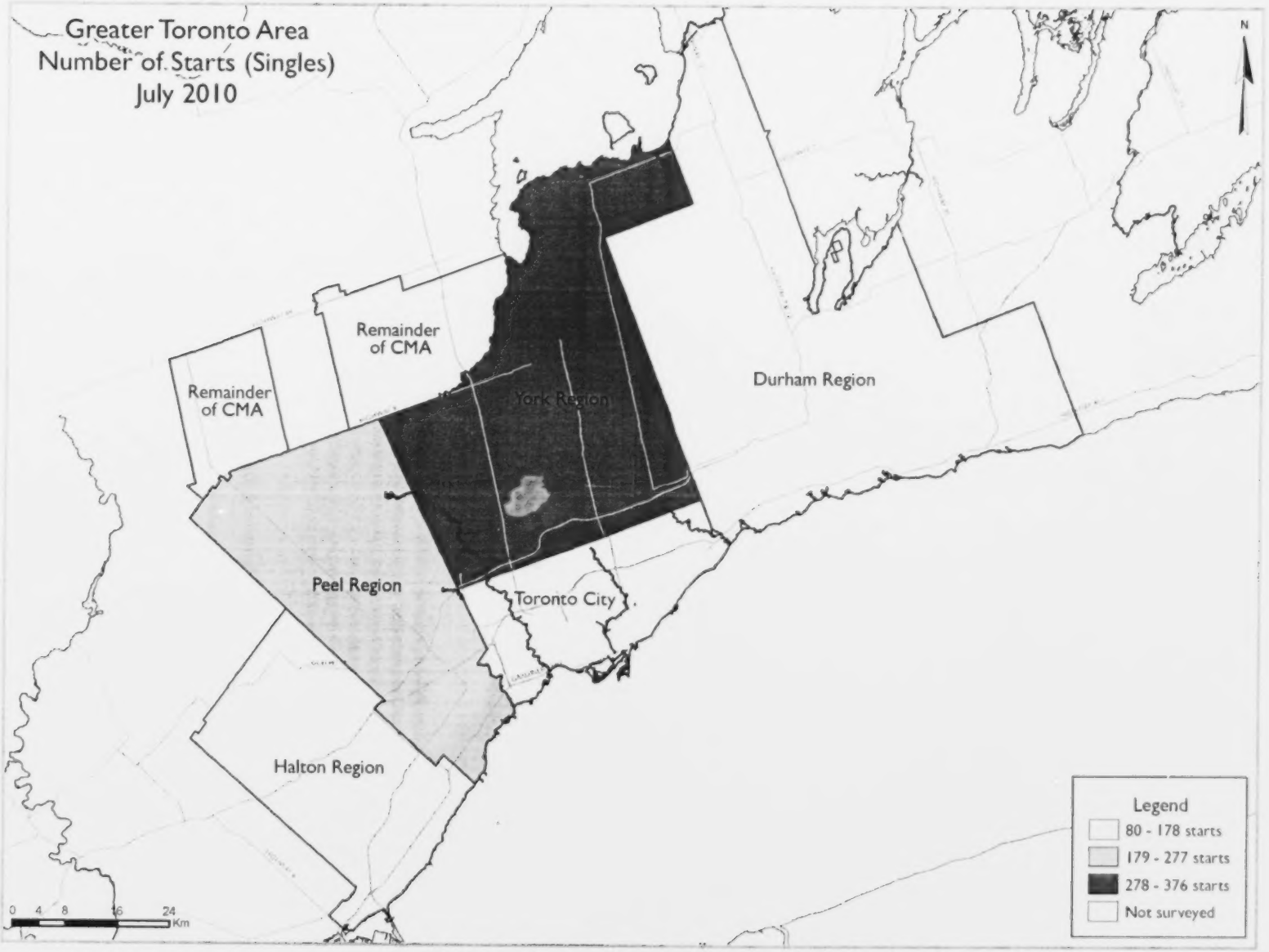
first quarter of this year. Over the past four months, apartment starts have been 25 per cent higher than single detached starts. Year to date, housing construction in the GTA is up 22 per cent compared to the same period last year, with the trend level of activity beginning to level off as single-detached starts slow.

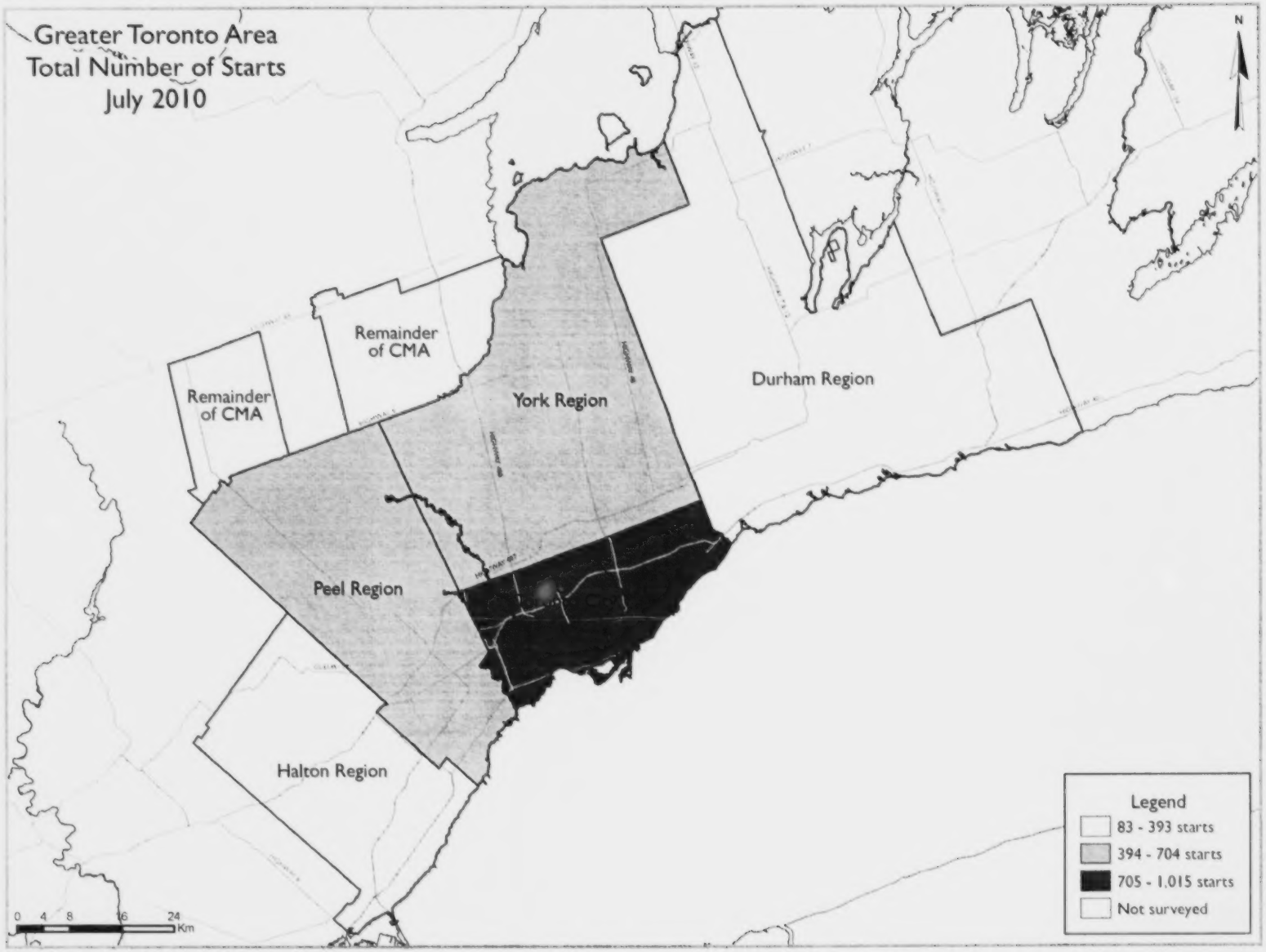

Greater Toronto Area
Number of Starts (Multiples)
July 2010
Legend
3 - 311 starts
312 - 619 starts
620 - 928 starts
Not surveyed
Durham Region
York Region
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0 4 8 16 24 Km


Greater Toronto Area
Number of Starts (Multiples)
July 2010
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
0 4 8 16 24
Km
Legend
3 - 311 starts
312 - 619 starts
620 - 928 starts
Not surveyed


Greater Toronto Area
Number of Starts (Singles)
July 2010
Legend
80 - 178 starts
179 - 277 starts
278 - 376 starts
Not surveyed
Durham Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km


Greater Toronto Area
Number of Starts (Singles)
July 2010
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24
Km
Legend
80 - 178 starts
179 - 277 starts
278 - 376 starts
Not surveyed

Greater Toronto Area
Total Number of Starts
July 2010
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
0 4 8 16 24
Km
Legend
83 - 393 starts
394 - 704 starts
705 - 1,015 starts
Not surveyed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July 2010
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Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
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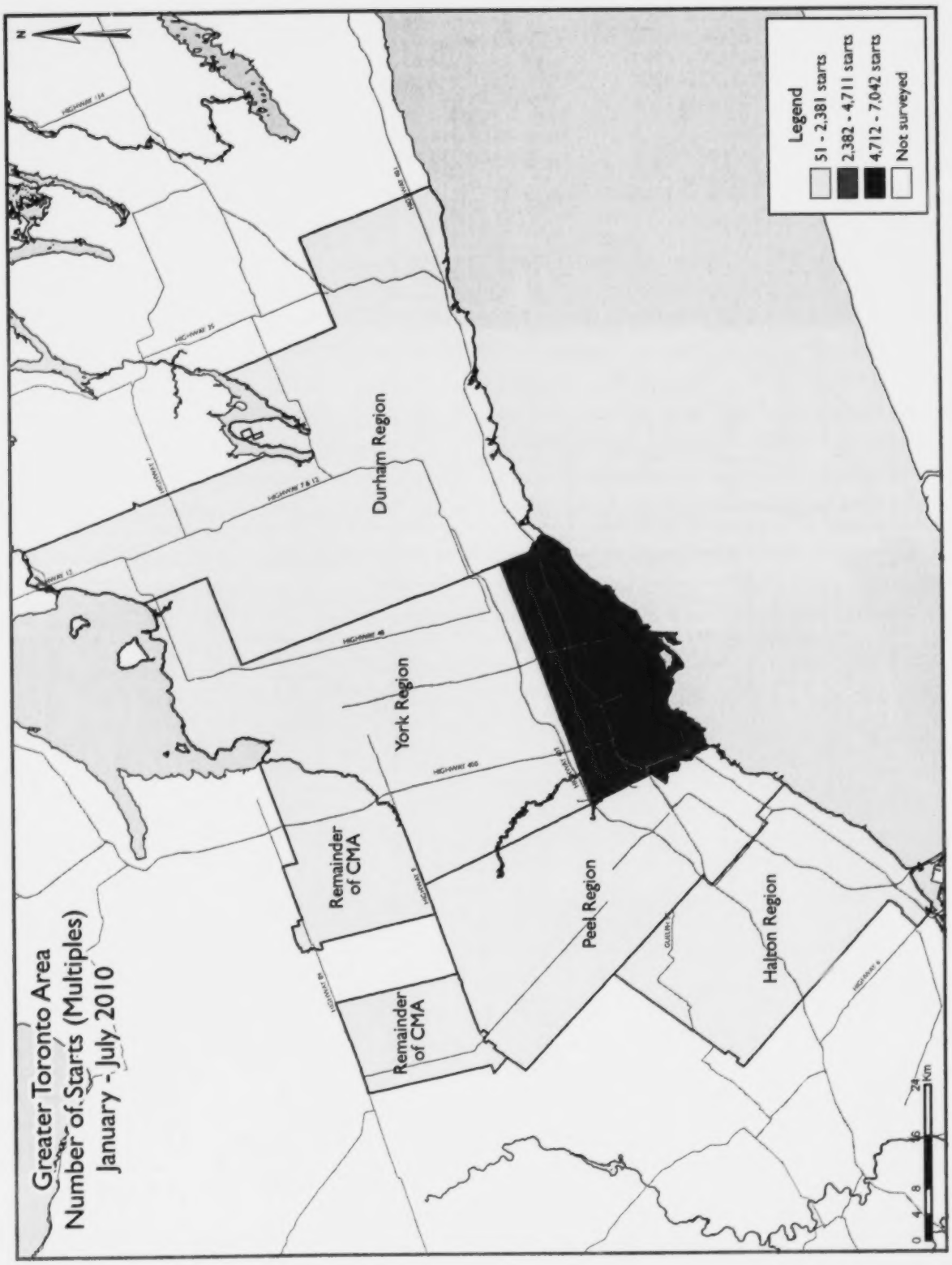
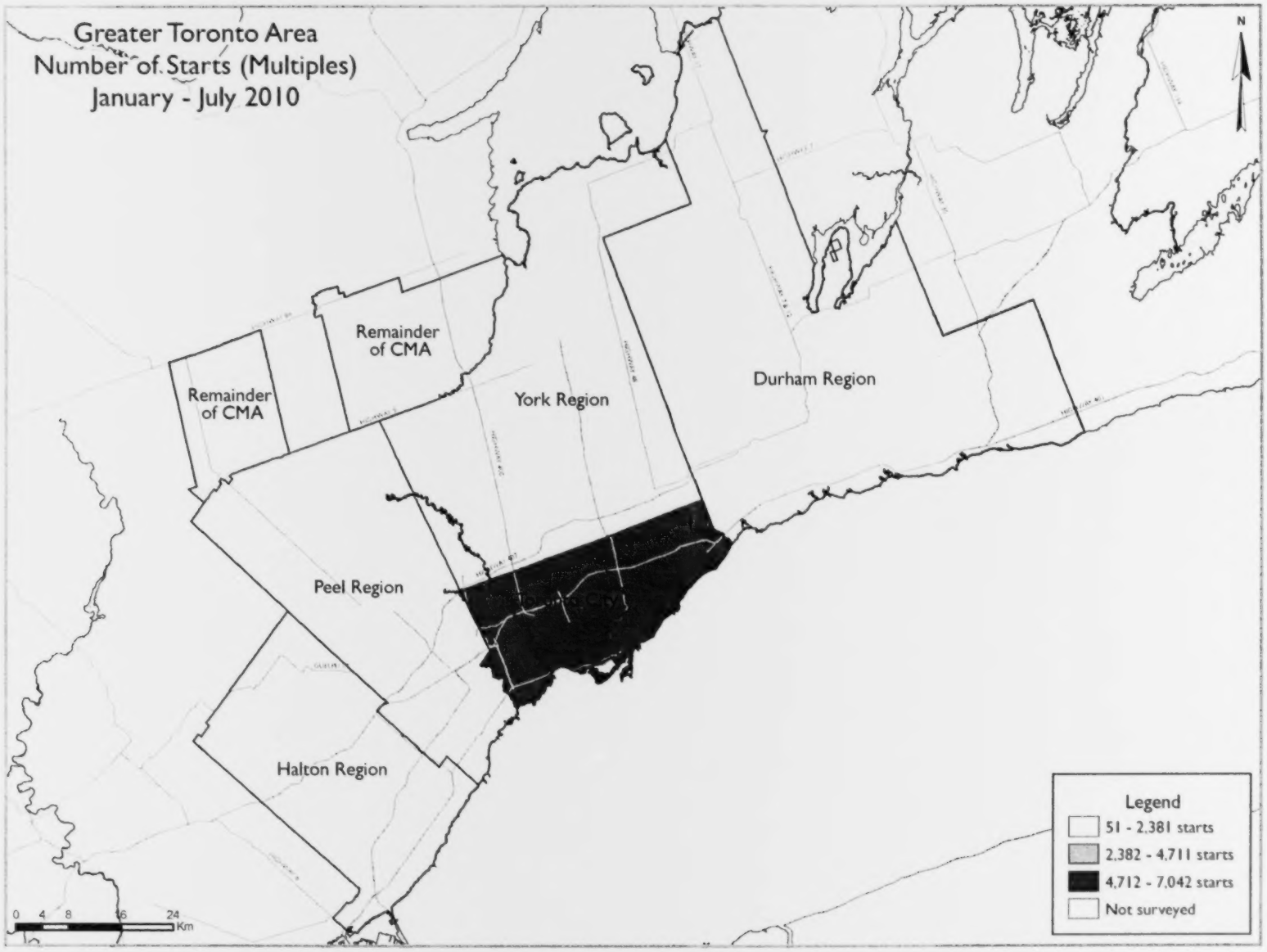

Greater Toronto Area
Number of Starts (Multiples)
January - July 2010
Legend
51 - 2,381 starts
2,382 - 4,711 starts
4,712 - 7,042 starts
Not surveyed
N
Durham Region
York Region
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km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York Region
Durham Region
Peel Region
Halton Region
0 4 8 16 24
Km
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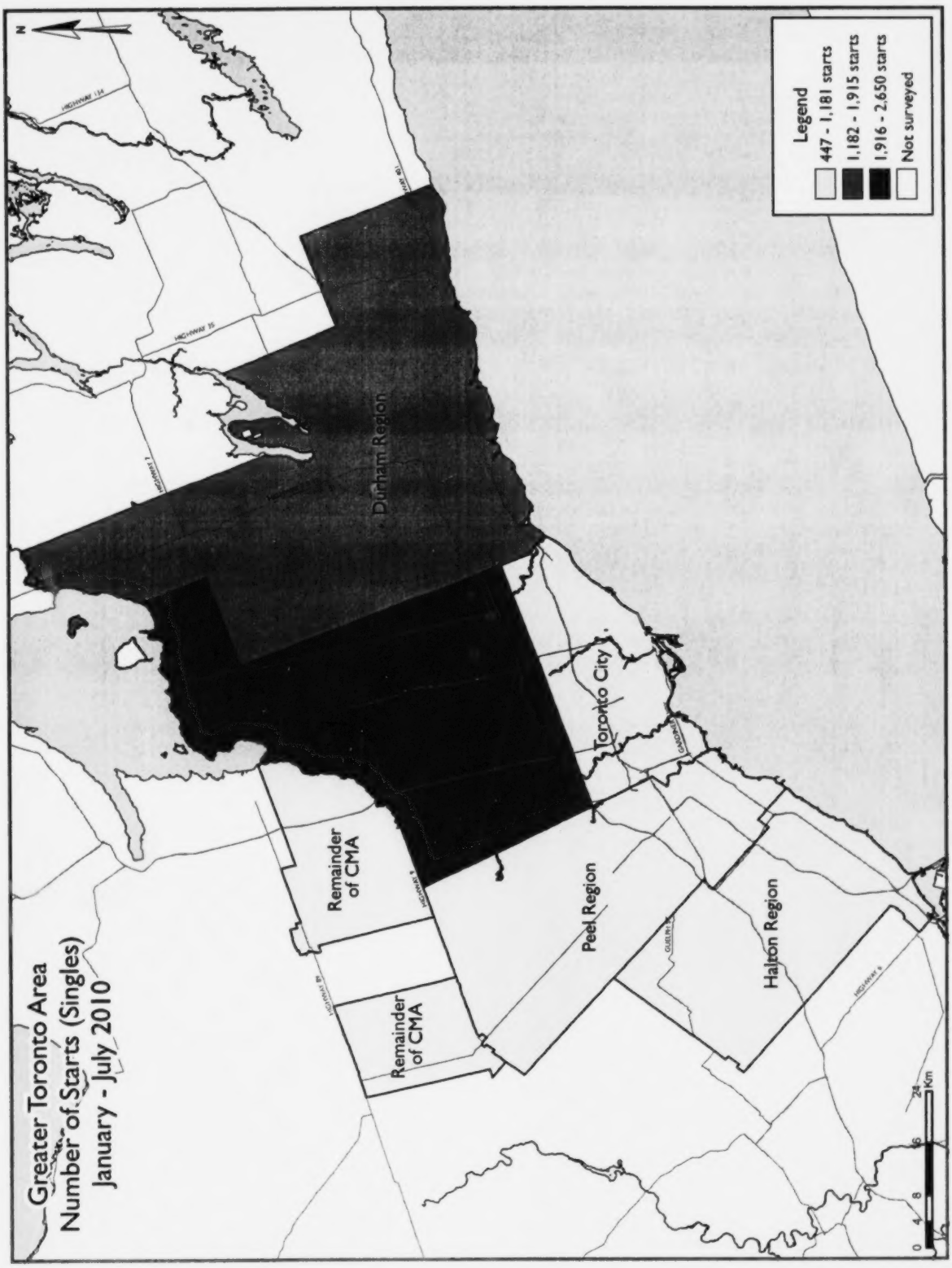
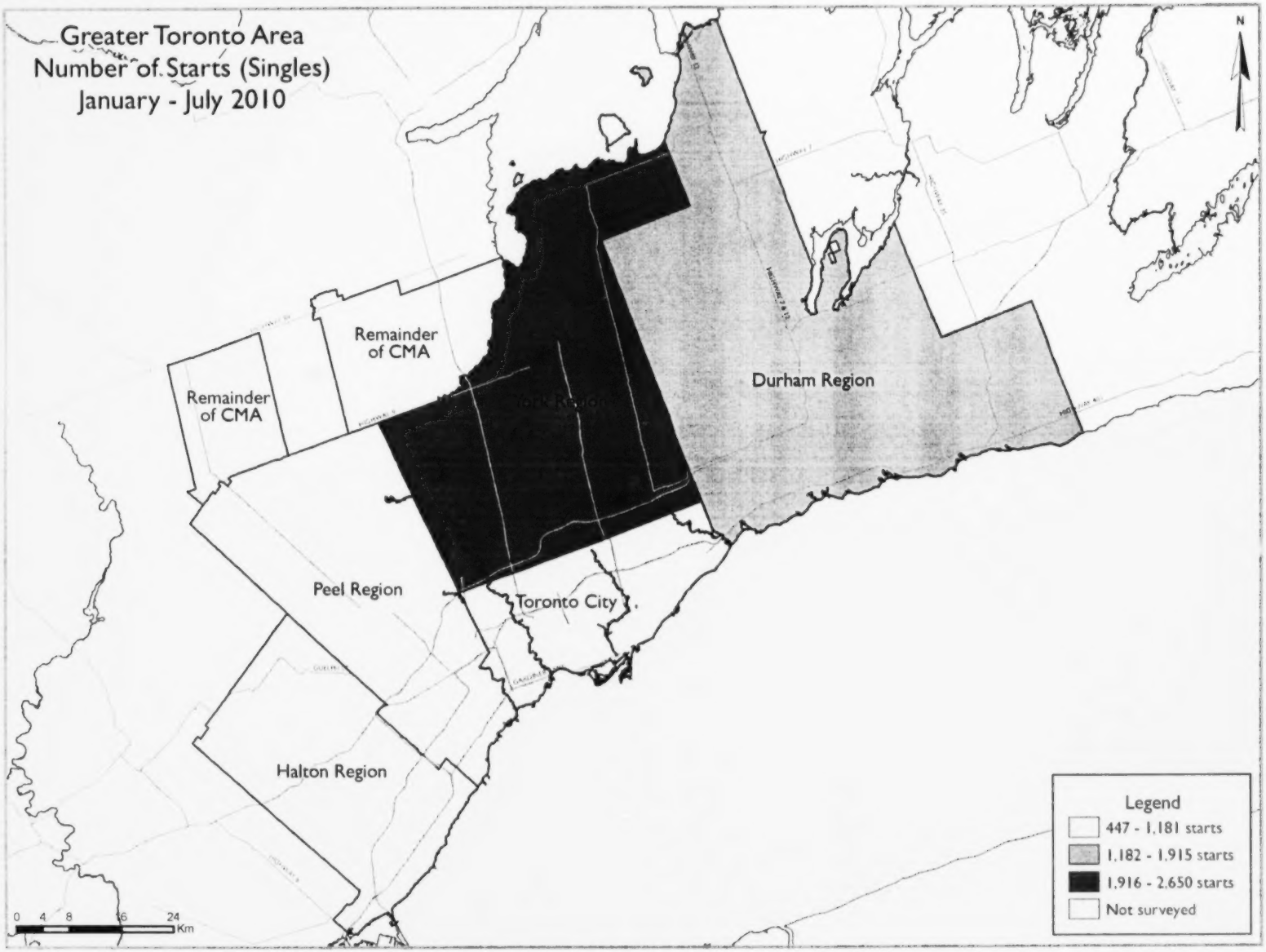
Not surveyed


Greater Toronto Area
Number of Starts (Singles)
January - July 2010
Legend
447 - 1,181 starts
1,182 - 1,915 starts
1,916 - 2,650 starts
Not surveyed
Durham Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0 4 8 16 24 Km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Remainder of CMA
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York Region
Peel Region
Toronto City
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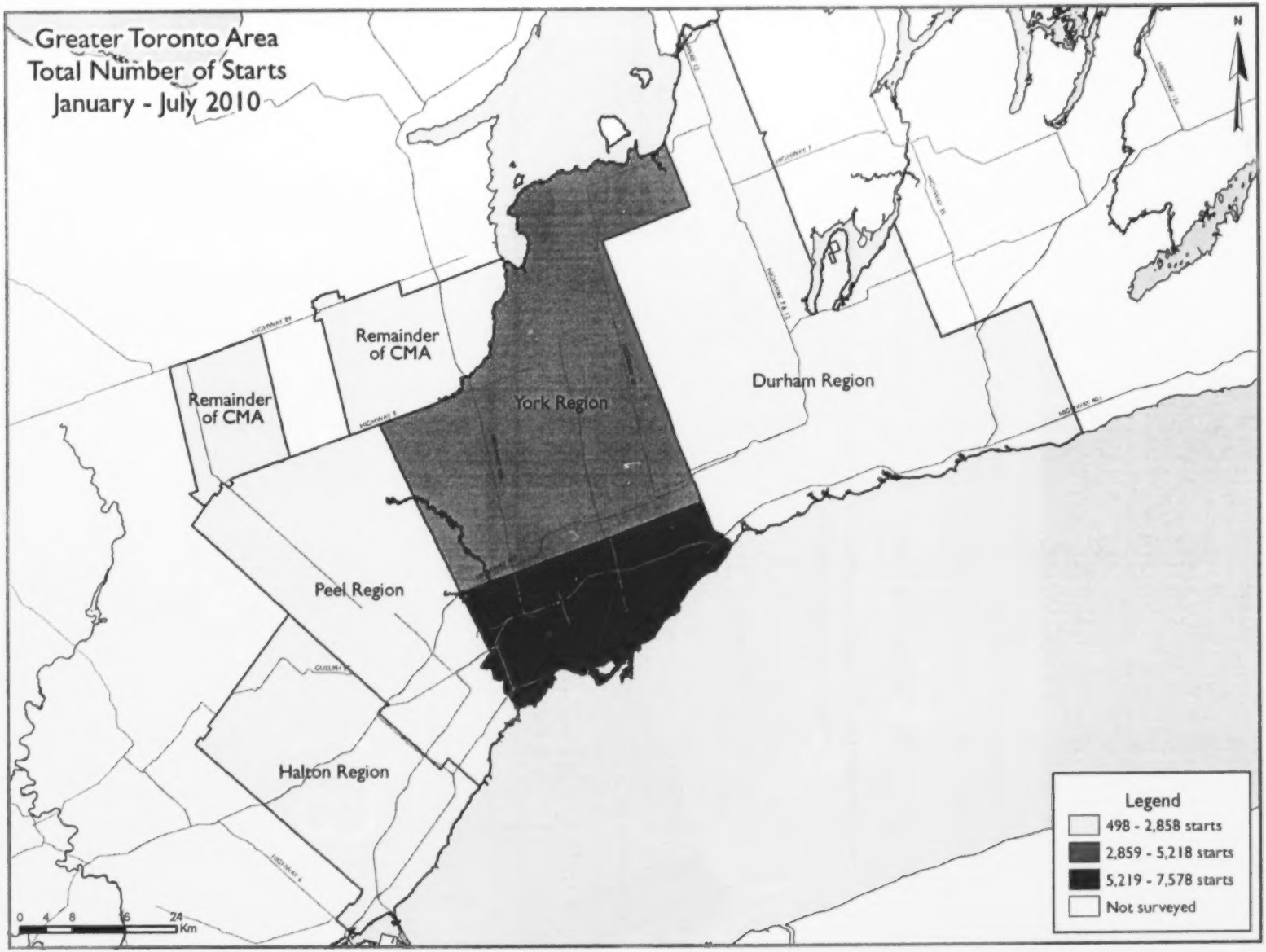
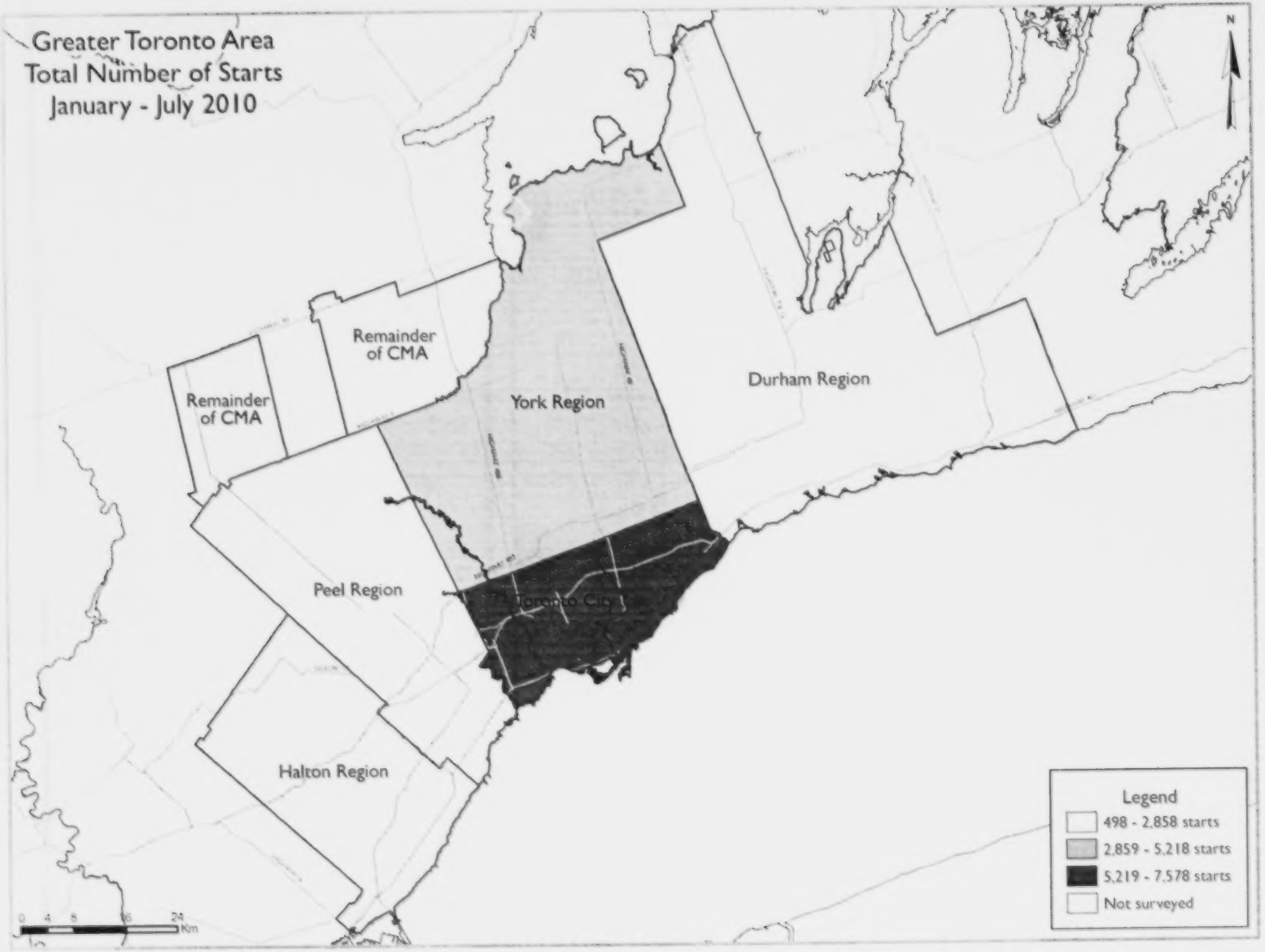

Greater Toronto Area
Total Number of Starts
January - July 2010
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
0 4 8 16 24
Km
Legend
498 - 2,858 starts
2,859 - 5,218 starts
5,219 - 7,578 starts
Not surveyed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Halton Region
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498 - 2,858 starts
2,859 - 5,218 starts
5,219 - 7,578 starts
Not surveyed
0 4 8 16 24
Km

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwliimbury, Town of Mono, New Techumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
July 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2010	870	112	212	4	162	846	0	72	2,278
July 2009	681	202	188	5	38	315	0	300	1,729
% Change	27.8	-44.6	12.8	-20.0	**	168.6	n/a	-76.0	31.8
Year-to-date 2010	5,799	790	1,530	16	760	6,029	14	971	15,909
Year-to-date 2009	3,524	1,142	1,005	35	443	6,653	0	470	13,272
% Change	64.6	-30.8	52.2	-54.3	71.6	-9.4	n/a	106.6	19.9
UNDER CONSTRUCTION									
July 2010	6,600	982	2,685	52	1,039	32,293	22	2,853	46,555
July 2009	5,275	1,554	2,102	71	1,250	34,063	0	1,854	46,169
% Change	25.1	-36.8	27.7	-26.8	-16.9	-5.2	n/a	53.9	0.8
COMPLETIONS									
July 2010	951	258	390	13	142	2,581	0	0	4,335
July 2009	729	274	162	14	6	312	0	3	1,500
% Change	30.5	-5.8	140.7	-7.1	**	**	n/a	-100.0	189.0
Year-to-date 2010	5,712	1,164	1,068	51	572	8,592	0	764	17,923
Year-to-date 2009	5,505	1,424	1,337	45	675	8,538	16	273	17,813
% Change	3.8	-18.3	-20.1	13.3	-15.3	0.6	-100.0	179.9	0.6
COMPLETED & NOT ABSORBED									
July 2010	334	28	54	2	41	950	11	515	1,935
July 2009	549	70	142	6	31	269	26	60	1,153
% Change	-39.2	-60.0	-62.0	-66.7	32.3	**	-57.7	**	67.8
ABSORBED									
July 2010	1,017	263	389	19	138	2 513	0	0	4,339
July 2009	718	271	140	17	8	307	0	0	1,461
% Change	41.6	-3.0	177.9	11.8	**	**	n/a	n/a	197.0
Year-to-date 2010	5,813	1,173	1,152	56	552	7,937	3	79	16,765
Year-to-date 2009	5,571	1,409	1,279	39	665	8,562	6	160	17,691
% Change	4.3	-16.7	-9.9	43.6	-17.0	-7.3	-50.0	-50.6	-5.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
July 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2010	118	2	78	0	0	0	0	0	198
July 2009	62	0	0	0	6	0	3	0	71
% Change	90.3	n/a	n/a	n/a	-100.0	n/a	-100.0	n/a	178.9
Year-to-date 2010	922	2	143	0	0	0	0	8	1,075
Year-to-date 2009	327	0	14	0	25	0	3	0	369
% Change	182.0	n/a	**	n/a	-100.0	n/a	-100.0	n/a	191.3
UNDER CONSTRUCTION									
July 2010	823	4	166	0	55	18	0	50	1,116
July 2009	596	0	62	0	118	24	3	0	803
% Change	38.1	n/a	167.7	n/a	-53.4	-25.0	-100.0	n/a	39.0
COMPLETIONS									
July 2010	158	0	11	0	22	0	0	0	191
July 2009	116	0	4	0	0	0	0	0	120
% Change	36.2	n/a	175.0	n/a	n/a	n/a	n/a	n/a	59.2
Year-to-date 2010	748	2	49	0	51	0	3	0	853
Year-to-date 2009	690	2	160	0	57	131	0	3	1,043
% Change	8.4	0.0	-69.4	n/a	-10.5	-100.0	n/a	-100.0	-18.2
COMPLETED & NOT ABSORBED									
July 2010	10	0	2	0	5	16	0	0	33
July 2009	23	0	19	0	23	100	0	0	165
% Change	-56.5	n/a	-89.5	n/a	-78.3	-84.0	n/a	n/a	-80.0
ABSORBED									
July 2010	160	0	11	0	24	8	0	0	203
July 2009	129	0	19	0	7	0	0	0	155
% Change	24.0	n/a	-42.1	n/a	**	n/a	n/a	n/a	31.0
Year-to-date 2010	757	2	54	0	59	45	3	0	920
Year-to-date 2009	716	2	172	0	76	85	0	3	1,054
% Change	5.7	0.0	-68.6	n/a	-22.4	-47.1	n/a	-100.0	-12.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area
July 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2010	956	122	294	0	162	846	0	72	2,452
July 2009	735	200	208	0	38	315	3	300	1,799
% Change	30.1	-39.0	41.3	n/a	**	168.6	-100.0	-76.0	36.3
Year-to-date 2010	6,498	890	1,667	2	804	6,213	14	979	17,067
Year-to-date 2009	3,753	1,164	995	0	495	6,743	3	834	13,987
% Change	73.1	-23.5	67.5	n/a	62.4	-7.9	**	17.4	22.0
UNDER CONSTRUCTION									
July 2010	7,239	1,070	2,771	26	1,117	32,596	22	3,055	47,925
July 2009	5,790	1,578	2,118	41	1,465	34,593	3	2,118	47,706
% Change	25.0	-32.2	30.8	-36.6	-23.8	-5.8	**	44.2	0.5
COMPLETIONS									
July 2010	1,071	268	401	0	205	2,581	0	0	4,526
July 2009	854	276	166	3	6	312	0	3	1,620
% Change	25.4	-2.9	141.6	-100.0	**	**	n/a	-100.0	179.4
Year-to-date 2010	6,372	1,240	1,102	15	690	8,758	3	846	19,026
Year-to-date 2009	6,302	1,430	1,514	31	851	8,669	16	276	19,089
% Change	1.1	-13.3	-27.2	-51.6	-18.9	1.0	-81.3	**	-0.3
COMPLETED & NOT ABSORBED									
July 2010	350	37	61	2	51	954	11	515	1,981
July 2009	572	78	167	6	60	369	26	60	1,338
% Change	-38.8	-52.6	-63.5	-66.7	-15.0	158.5	-57.7	**	48.1
ABSORBED									
July 2010	1,137	269	400	5	203	2 521	0	0	4,535
July 2009	853	275	159	6	15	307	0	0	1,615
% Change	33.3	-2.2	151.6	-16.7	**	**	n/a	n/a	180.8
Year-to-date 2010	6,452	1,240	1,190	18	678	8,173	6	79	17,836
Year-to-date 2009	6,361	1,423	1,472	25	855	8,647	6	163	18,952
% Change	1.4	-12.9	-19.2	-28.0	-20.7	-5.5	0.0	-51.5	-5.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
July 2010	87	4	28	0	0	824	0	72	1,015
July 2009	99	28	50	0	0	0	0	300	477
York Region									
July 2010	376	22	28	0	53	0	0	0	479
July 2009	308	60	35	0	24	105	0	0	532
Peel Region									
July 2010	218	68	71	0	109	22	0	0	488
July 2009	110	88	99	0	8	210	0	0	515
Halton Region									
July 2010	132	24	34	0	0	0	0	0	190
July 2009	122	12	20	0	0	0	0	0	154
Durham Region									
July 2010	143	4	133	0	0	0	0	0	280
July 2009	96	12	4	0	6	0	3	0	121
Toronto CMA									
July 2010	870	112	212	4	162	846	0	72	2,278
July 2009	681	202	188	5	38	315	0	300	1,729
Oshawa CMA									
July 2010	118	2	78	0	0	0	0	0	198
July 2009	62	0	0	0	6	0	3	0	71
Greater Toronto Area									
July 2010	956	122	294	0	162	846	0	72	2,452
July 2009	735	200	208	0	38	315	3	300	1,799

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
July 2010	1,040	78	630	0	124	26,357	14	2,597	30,869
July 2009	1,023	230	626	0	44	25,671	0	1,294	28,888
York Region									
July 2010	2,392	314	854	0	309	1,922	0	0	5,791
July 2009	1,528	336	762	2	119	3,296	0	130	6,173
Peel Region									
July 2010	1,566	440	438	26	454	3,669	8	226	6,827
July 2009	1,312	734	282	38	842	4,649	0	430	8,287
Halton Region									
July 2010	973	154	357	0	171	630	0	182	2,467
July 2009	1,029	230	274	0	336	953	0	264	3,086
Durham Region									
July 2010	1,268	84	492	0	59	18	0	50	1,971
July 2009	898	48	174	1	124	24	3	0	1,272
Toronto CMA									
July 2010	6,600	982	2,685	52	1,039	32,293	22	2,853	46,555
July 2009	5,275	1,554	2,102	71	1,250	34,063	0	1,854	46,169
Oshawa CMA									
July 2010	823	4	166	0	55	18	0	50	1,116
July 2009	596	0	62	0	118	24	3	0	803
Greater Toronto Area									
July 2010	7,239	1,070	2,771	26	1,117	32,596	22	3,055	47,925
July 2009	5,790	1,578	2,118	41	1,465	34,593	3	2,118	47,706

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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July 2010

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	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
July 2010	54	8	78	0	0	1,231	0	0	1,371
July 2009	132	50	52	0	6	207	0	0	447
York Region									
July 2010	523	88	162	0	97	1,278	0	0	2,148
July 2009	241	46	37	0	0	0	0	0	324
Peel Region									
July 2010	126	78	30	0	37	72	0	0	343
July 2009	162	164	42	3	0	105	0	3	479
Halton Region									
July 2010	129	94	84	0	49	0	0	0	356
July 2009	127	16	0	0	0	0	0	0	143
Durham Region									
July 2010	239	0	47	0	22	0	0	0	308
July 2009	192	0	35	0	0	0	0	0	227
Toronto CMA									
July 2010	951	258	390	13	142	2,581	0	0	4,335
July 2009	729	274	162	14	6	312	0	3	1,500
Oshawa CMA									
July 2010	158	0	11	0	22	0	0	0	191
July 2009	116	0	4	0	0	0	0	0	120
Greater Toronto Area									
July 2010	1,071	268	401	0	205	2,581	0	0	4,526
July 2009	854	276	166	3	6	312	0	3	1,620

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
July 2010	46	11	25	0	16	861	11	318	1,288
July 2009	101	19	85	0	9	129	11	33	387
York Region									
July 2010	5	6	11	0	11	45	0	0	78
July 2009	14	2	20	0	18	125	0	0	179
Peel Region									
July 2010	259	11	4	2	14	21	0	197	508
July 2009	383	43	19	6	1	7	15	27	501
Halton Region									
July 2010	25	9	10	0	5	11	0	0	60
July 2009	39	14	9	0	9	8	0	0	79
Durham Region									
July 2010	15	0	11	0	5	16	0	0	47
July 2009	35	0	34	0	23	100	0	0	192
Toronto CMA									
July 2010	334	28	54	2	41	950	11	515	1,935
July 2009	549	70	142	6	31	269	26	60	1,153
Oshawa CMA									
July 2010	10	0	2	0	5	16	0	0	33
July 2009	23	0	19	0	23	100	0	0	165
Greater Toronto Area									
July 2010	350	37	61	2	51	954	11	515	1,981
July 2009	572	78	167	6	60	369	26	60	1,338

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
July 2010	63	12	79	0	0	1,183	0	0	1,337
July 2009	121	47	40	0	6	209	0	0	423
York Region									
July 2010	524	88	164	0	97	1,257	0	0	2,130
July 2009	239	46	37	0	2	0	0	0	324
Peel Region									
July 2010	172	77	29	5	33	73	0	0	389
July 2009	167	162	32	6	0	98	0	0	465
Halton Region									
July 2010	138	92	90	0	49	0	0	0	369
July 2009	128	20	1	0	0	0	0	0	149
Durham Region									
July 2010	240	0	38	0	24	8	0	0	310
July 2009	198	0	49	0	7	0	0	0	254
Toronto CMA									
July 2010	1,017	263	389	19	138	2,513	0	0	4,339
July 2009	718	271	140	17	8	307	0	0	1,461
Oshawa CMA									
July 2010	160	0	11	0	24	8	0	0	203
July 2009	129	0	19	0	7	0	0	0	155
Greater Toronto Area									
July 2010	1,137	269	400	5	203	2,521	0	0	4,535
July 2009	853	275	159	6	15	307	0	0	1,615

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805
% Change	31.3	-6.7	27.7	28.0	8.2	-28.7	56.6	58.4	6.8
2001	16,793	5,582	3,317	50	1,494	12,738	196	760	41,017
% Change	-1.6	0.3	-27.8	-2.0	5.1	27.6	36.1	**	5.2
2000	17,068	5,564	4,595	51	1,422	9,981	144	133	38,982

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490
% Change	45.0	34.3	-31.6	n/a	n/a	n/a	-27.3	n/a	36.3
2001	2,038	70	431	0	0	0	22	0	2,561
% Change	-5.3	-18.6	5.4	n/a	-100.0	n/a	n/a	-100.0	-10.9
2000	2,152	86	409	0	99	0	0	128	2,874

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-24.0	-15.7	-35.2	**	39.0	134.9	**	111.0	23.4
2007	16,621	2,890	4,674	18	1,605	9,615	4	803	36,230
% Change	2.1	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.8
2006	16,277	2,894	4,288	12	1,673	13,824	17	1,626	40,611
% Change	-11.5	-14.5	-15.2	-65.7	-16.0	-6.6	-90.0	-3.9	-10.8
2005	18,400	3,385	5,059	35	1,992	14,800	170	1,692	45,533
% Change	-14.7	-7.4	-0.3	-12.5	23.9	13.5	120.8	27.9	-1.9
2004	21,570	3,656	5,074	40	1,608	13,041	77	1,323	46,393
% Change	-5.3	-27.1	-3.5	**	14.0	-3.3	-50.6	-29.1	-7.6
2003	22,770	5,016	5,259	1	1,411	13,482	156	1,865	50,207
% Change	-9.9	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.0
2002	25,277	5,342	4,911	27	1,970	9,168	326	1,204	48,274
% Change	32.2	-6.6	26.3	17.4	18.7	-30.2	48.2	58.4	8.2
2001	19,120	5,722	3,889	23	1,659	13,141	220	760	44,620
% Change	-1.6	-0.2	-24.5	109.1	-0.3	30.0	52.8	191.2	4.9
2000	19,434	5,736	5,150	11	1,664	10,108	144	261	42,532

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	% Change
Toronto City	87	99	4	28	28	50	896	300	1,015	477	112.8
Toronto	6	11	0	2	0	20	583	300	589	333	76.9
East York	3	9	0	0	0	0	0	0	3	9	-66.7
Etobicoke	21	13	4	0	0	0	313	0	338	13	**
North York	37	53	0	22	0	26	0	0	37	101	-63.4
Scarborough	18	13	0	4	28	4	0	0	46	21	119.0
York	2	0	0	0	0	0	0	0	2	0	n/a
York Region	376	308	22	60	81	59	0	105	479	532	-10.0
Aurora	21	17	0	4	0	0	0	0	21	21	0.0
East Gwillimbury	33	1	0	2	0	0	0	0	33	3	**
Georgina Township	13	13	0	0	11	7	0	0	24	20	20.0
King Township	57	2	0	0	0	0	0	0	57	2	**
Markham	23	65	0	44	0	24	0	0	23	133	-82.7
Newmarket	14	51	14	0	0	0	0	0	28	51	-45.1
Richmond Hill	35	25	0	0	53	12	0	0	88	37	137.8
Vaughan	127	85	4	10	12	4	0	105	143	204	-29.9
Whitchurch-Stouffville	53	49	4	0	5	12	0	0	62	61	1.6
Peel Region	218	110	68	88	180	107	22	210	488	515	-5.2
Brampton	174	82	50	4	109	30	0	0	333	116	187.1
Caledon	12	4	0	0	6	0	0	0	18	4	**
Mississauga	32	24	18	84	65	77	22	210	137	395	-65.3
Halton Region	132	122	24	12	34	20	0	0	190	154	23.4
Burlington	42	8	8	10	7	20	0	0	57	38	50.0
Halton Hills	3	3	0	0	0	0	0	0	3	3	0.0
Milton	19	93	16	2	15	0	0	0	50	95	-47.4
Oakville	68	18	0	0	12	0	0	0	80	18	**
Durham Region	143	96	4	12	133	13	0	0	280	121	131.4
Ajax	17	30	2	12	55	4	0	0	74	46	60.9
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	51	26	0	0	19	0	0	0	70	26	169.2
Oshawa	52	18	2	0	8	3	0	0	62	21	195.2
Pickering	6	3	0	0	0	0	0	0	6	3	100.0
Scugog	2	0	0	0	0	0	0	0	2	0	n/a
Uxbridge	0	1	0	0	0	0	0	0	0	1	-100.0
Whitby	15	18	0	0	51	6	0	0	66	24	175.0
Remainder of Toronto CMA	80	21	0	18	3	0	0	0	83	39	112.8
Bradford West Gwillimbury	58	11	0	12	0	0	0	0	58	23	152.2
Town of Mono	6	6	0	0	0	0	0	0	6	6	0.0
New Tecumseth	5	2	0	6	0	0	0	0	5	8	-37.5
Orangeville	11	2	0	0	3	0	0	0	14	2	**
Toronto CMA	874	686	112	208	374	220	918	615	2,278	1,729	31.8
Oshawa CMA	118	62	2	0	78	9	0	0	198	71	178.9
Greater Toronto Area (GTA)	956	735	122	200	456	249	918	615	2,452	1,799	36.3

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Toronto City	536	424	42	180	280	188	6,720	5,210	7,578	6,002	26.3
Toronto	71	52	4	4	71	45	3,882	2,697	4,028	2,798	44.0
East York	30	24	2	2	0	0	0	0	32	26	23.1
Etobicoke	75	49	14	6	0	0	2,044	426	2,133	481	**
North York	214	152	0	94	44	49	623	461	881	756	16.5
Scarborough	134	142	20	72	159	94	171	1,626	484	1,934	-75.0
York	10	4	2	2	6	0	0	0	18	6	200.0
York Region	2,650	1,320	272	254	672	431	0	621	3,594	2,626	36.9
Aurora	228	137	10	44	0	0	0	153	238	334	-28.7
East Gwillimbury	61	8	0	6	40	33	0	0	101	47	114.9
Georgina Township	57	28	0	0	11	13	0	0	68	41	65.9
King Township	110	6	16	0	0	0	0	0	126	6	**
Markham	105	163	60	74	8	133	0	138	173	508	-65.9
Newmarket	138	200	26	12	5	98	0	0	169	310	-45.5
Richmond Hill	398	108	6	20	173	81	0	0	577	209	176.1
Vaughan	1,091	435	74	98	356	61	0	330	1,521	924	64.6
Whitchurch-Stouffville	462	235	80	0	79	12	0	0	621	247	151.4
Peel Region	980	573	384	530	665	402	229	1,292	2,258	2,797	-19.3
Brampton	677	432	216	90	404	67	26	30	1,323	619	113.7
Caledon	141	13	38	2	29	0	0	0	208	15	**
Mississauga	162	128	130	438	232	335	203	1,262	727	2,163	-66.4
Halton Region	1,118	878	170	180	455	366	305	354	2,048	1,778	15.2
Burlington	198	27	122	54	65	51	184	354	569	486	17.1
Halton Hills	67	25	0	0	23	32	0	0	90	57	57.9
Milton	655	720	46	126	176	195	0	0	877	1,041	-15.8
Oakville	198	106	2	0	191	88	121	0	512	194	163.9
Durham Region	1,216	558	28	24	337	102	8	100	1,589	784	102.7
Ajax	216	175	26	24	194	43	0	0	436	242	80.2
Brock	5	22	0	0	0	0	0	0	5	22	-77.3
Clarington	302	143	0	0	51	0	8	0	361	143	152.4
Oshawa	424	95	2	0	8	25	0	0	434	120	**
Pickering	45	20	0	0	0	6	0	0	45	26	73.1
Scugog	7	2	0	0	0	0	0	100	7	102	-93.1
Uxbridge	21	12	0	0	0	11	0	0	21	23	-8.7
Whitby	196	89	0	0	84	17	0	0	280	106	164.2
Remainder of Toronto CMA	447	184	24	36	27	44	0	0	498	264	88.6
Bradford West Gwillimbury	297	69	4	22	18	33	0	0	319	124	157.3
Town of Mono	30	40	0	0	0	0	0	0	30	40	-25.0
New Tecumseth	40	63	2	8	0	11	0	0	42	82	-48.8
Orangeville	80	12	18	6	9	0	0	0	107	18	**
Toronto CMA	5,815	3,559	796	1,150	2,228	1,440	7,070	7,123	15,909	13,272	19.9
Oshawa CMA	922	327	2	0	143	42	8	0	1,075	369	191.3
Greater Toronto Area (GTA)	6,500	3,753	896	1,168	2,409	1,489	7,262	7,577	17,067	13,987	22.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009
Toronto City	**28**	**50**	**0**	**0**	**824**	**0**	**72**	**300**
Toronto	0	20	0	0	511	0	72	300
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	313	0	0	0
North York	0	26	0	0	0	0	0	0
Scarborough	28	4	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	**81**	**59**	**0**	**0**	**0**	**105**	**0**	**0**
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	11	7	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	0	24	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	53	12	0	0	0	0	0	0
Vaughan	12	4	0	0	0	105	0	0
Whitchurch-Stouffville	5	12	0	0	0	0	0	0
Peel Region	**180**	**107**	**0**	**0**	**22**	**210**	**0**	**0**
Brampton	109	30	0	0	0	0	0	0
Caledon	6	0	0	0	0	0	0	0
Mississauga	65	77	0	0	22	210	0	0
Halton Region	**34**	**20**	**0**	**0**	**0**	**0**	**0**	**0**
Burlington	7	20	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	15	0	0	0	0	0	0	0
Oakville	12	0	0	0	0	0	0	0
Durham Region	**133**	**10**	**0**	**3**	**0**	**0**	**0**	**0**
Ajax	55	4	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	19	0	0	0	0	0	0	0
Oshawa	8	0	0	3	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	51	6	0	0	0	0	0	0
Remainder of Toronto CMA	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	3	0	0	0	0	0	0	0
Toronto CMA	**374**	**220**	**0**	**0**	**846**	**315**	**72**	**300**
Oshawa CMA	**78**	**6**	**0**	**3**	**0**	**0**	**0**	**0**
Greater Toronto Area (GTA)	**456**	**246**	**0**	**3**	**846**	**315**	**72**	**300**

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Toronto City	274	188	6	0	5,775	4,908	945	302
Toronto	71	45	0	0	3,591	2,395	291	302
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	1,543	426	501	0
North York	44	49	0	0	623	461	0	0
Scarborough	159	94	0	0	18	1,626	153	0
York	0	0	6	0	0	0	0	0
York Region	672	431	0	0	0	483	0	138
Aurora	0	0	0	0	0	153	0	0
East Gwillimbury	40	33	0	0	0	0	0	0
Georgina Township	11	13	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	8	133	0	0	0	0	0	138
Newmarket	5	98	0	0	0	0	0	0
Richmond Hill	173	81	0	0	0	0	0	0
Vaughan	356	61	0	0	0	330	0	0
Whitchurch-Stouffville	79	12	0	0	0	0	0	0
Peel Region	657	402	8	0	203	1,262	26	30
Brampton	396	67	8	0	0	0	26	30
Caledon	29	0	0	0	0	0	0	0
Mississauga	232	335	0	0	203	1,262	0	0
Halton Region	455	366	0	0	305	90	0	264
Burlington	65	51	0	0	184	90	0	264
Halton Hills	23	32	0	0	0	0	0	0
Milton	176	195	0	0	0	0	0	0
Oakville	191	88	0	0	121	0	0	0
Durham Region	337	99	0	3	0	0	8	100
Ajax	194	43	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	51	0	0	0	0	0	8	0
Oshawa	8	22	0	3	0	0	0	0
Pickering	0	6	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	100
Uxbridge	0	11	0	0	0	0	0	0
Whitby	84	17	0	0	0	0	0	0
Remainder of Toronto CMA	27	44	0	0	0	0	0	0
Bradford West Gwillimbury	18	33	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	11	0	0	0	0	0	0
Orangeville	9	0	0	0	0	0	0	0
Toronto CMA	2,214	1,440	14	0	6,099	6,653	971	470
Oshawa CMA	143	39	0	3	0	0	8	0
Greater Toronto Area (GTA)	2,395	1,486	14	3	6,283	6,743	979	834

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2010

Submarket	Freehold		Condominium		Rental		Total*	
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009
Toronto City	**119**	**177**	**824**	**0**	**72**	**300**	**1,015**	**477**
Toronto	6	33	511	0	72	300	589	333
East York	3	9	0	0	0	0	3	9
Etobicoke	25	13	313	0	0	0	338	13
North York	37	101	0	0	0	0	37	101
Scarborough	46	21	0	0	0	0	46	21
York	2	0	0	0	0	0	2	0
York Region	**426**	**403**	**53**	**129**	**0**	**0**	**479**	**532**
Aurora	21	21	0	0	0	0	21	21
East Gwillimbury	33	3	0	0	0	0	33	3
Georgina Township	24	20	0	0	0	0	24	20
King Township	57	2	0	0	0	0	57	2
Markham	23	133	0	0	0	0	23	133
Newmarket	28	51	0	0	0	0	28	51
Richmond Hill	35	25	53	12	0	0	88	37
Vaughan	143	99	0	105	0	0	143	204
Whitchurch-Stouffville	62	49	0	12	0	0	62	61
Peel Region	**357**	**297**	**131**	**218**	**0**	**0**	**488**	**515**
Brampton	259	116	74	0	0	0	333	116
Caledon	18	4	0	0	0	0	18	4
Mississauga	80	177	57	218	0	0	137	395
Halton Region	**190**	**154**	**0**	**0**	**0**	**0**	**190**	**154**
Burlington	57	38	0	0	0	0	57	38
Halton Hills	3	3	0	0	0	0	3	3
Milton	50	95	0	0	0	0	50	95
Oakville	80	18	0	0	0	0	80	18
Durham Region	**280**	**112**	**0**	**6**	**0**	**3**	**280**	**121**
Ajax	74	46	0	0	0	0	74	46
Brock	0	0	0	0	0	0	0	0
Clarington	70	26	0	0	0	0	70	26
Oshawa	62	18	0	0	0	3	62	21
Pickering	6	3	0	0	0	0	6	3
Scugog	2	0	0	0	0	0	2	0
Uxbridge	0	1	0	0	0	0	0	1
Whitby	66	18	0	6	0	0	66	24
Remainder of Toronto CMA	**79**	**28**	**4**	**11**	**0**	**0**	**83**	**39**
Bradford West Gwillimbury	58	23	0	0	0	0	58	23
Town of Mono	2	2	4	4	0	0	6	6
New Tecumseth	5	1	0	7	0	0	5	8
Orangeville	14	2	0	0	0	0	14	2
Toronto CMA	**1,194**	**1,071**	**1,012**	**358**	**72**	**300**	**2,278**	**1,729**
Oshawa CMA	**198**	**62**	**0**	**6**	**0**	**3**	**198**	**71**
Greater Toronto Area (GTA)	**1,372**	**1,143**	**1,008**	**353**	**72**	**303**	**2,452**	**1,799**

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - July 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Toronto City	835	785	5,792	4,915	951	302	7,578	6,002
Toronto	216	101	3,521	2,395	291	302	4,028	2,798
East York	32	26	0	0	0	0	32	26
Etobicoke	89	55	1,543	426	501	0	2,133	481
North York	220	295	661	461	0	0	881	756
Scarborough	264	301	67	1,633	153	0	484	1,934
York	12	6	0	0	6	0	18	6
York Region	3,362	1,977	232	511	0	138	3,594	2,626
Aurora	238	181	0	153	0	0	238	334
East Gwillimbury	101	47	0	0	0	0	101	47
Georgina Township	68	41	0	0	0	0	68	41
King Township	126	6	0	0	0	0	126	6
Markham	173	370	0	0	0	138	173	508
Newmarket	164	310	5	0	0	0	169	310
Richmond Hill	524	197	53	12	0	0	577	209
Vaughan	1,396	590	125	334	0	0	1,521	924
Whitchurch-Stouffville	572	235	49	12	0	0	621	247
Peel Region	1,696	1,300	528	1,467	34	30	2,258	2,797
Brampton	1,078	589	211	0	34	30	1,323	619
Caledon	202	15	6	0	0	0	208	15
Mississauga	416	696	311	1,467	0	0	727	2,163
Halton Region	1,581	1,194	467	320	0	264	2,048	1,778
Burlington	339	97	230	125	0	264	569	486
Halton Hills	90	57	0	0	0	0	90	57
Milton	860	881	17	160	0	0	877	1,041
Oakville	292	159	220	35	0	0	512	194
Durham Region	1,581	656	0	25	8	103	1,589	784
Ajax	436	242	0	0	0	0	436	242
Brock	5	22	0	0	0	0	5	22
Clarington	353	143	0	0	8	0	361	143
Oshawa	434	109	0	8	0	3	434	120
Pickering	45	26	0	0	0	0	45	26
Scugog	7	2	0	0	0	100	7	102
Uxbridge	21	23	0	0	0	0	21	23
Whitby	280	89	0	17	0	0	280	106
Remainder of Toronto CMA	482	221	16	43	0	0	498	264
Bradford West Gwillimbury	319	124	0	0	0	0	319	124
Town of Mono	24	21	6	19	0	0	30	40
New Tecumseth	32	58	10	24	0	0	42	82
Orangeville	107	18	0	0	0	0	107	18
Toronto CMA	8,119	5,671	6,805	7,131	985	470	15,909	13,272
Oshawa CMA	1,067	341	0	25	8	3	1,075	369
Greater Toronto Area (GTA)	9,055	5,912	7,019	7,238	993	837	17,067	13,987

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	% Change
Toronto City	**54**	**132**	**8**	**50**	**36**	**58**	**1,273**	**207**	**1,371**	**447**	**
Toronto	3	21	0	8	8	15	1,171	0	1,182	44	**
East York	2	2	2	0	18	0	0	0	22	2	**
Etobicoke	10	21	0	2	0	26	0	207	10	256	-96.1
North York	24	70	0	40	0	17	102	0	126	127	-0.8
Scarborough	14	18	6	0	10	0	0	0	30	18	66.7
York	1	0	0	0	0	0	0	0	1	0	n/a
York Region	**523**	**241**	**88**	**46**	**259**	**37**	**1,278**	**0**	**2,148**	**324**	**
Aurora	51	21	8	18	0	0	0	0	59	39	51.3
East Gwillimbury	5	4	8	6	4	10	0	0	17	20	-15.0
Georgina Township	21	6	0	0	0	0	0	0	21	6	**
King Township	0	0	0	0	0	0	0	0	0	0	n/a
Markham	5	18	8	2	11	27	822	0	846	47	**
Newmarket	5	40	2	6	63	0	0	0	70	46	52.2
Richmond Hill	160	31	2	0	34	0	456	0	652	31	**
Vaughan	225	83	44	14	50	0	0	0	319	97	**
Whitchurch-Stouffville	51	38	16	0	97	0	0	0	164	38	**
Peel Region	**126**	**165**	**78**	**164**	**67**	**42**	**72**	**108**	**343**	**479**	**-28.4**
Brampton	64	135	44	16	5	42	72	101	185	294	-37.1
Caledon	28	7	6	0	22	0	0	0	56	7	**
Mississauga	34	23	28	148	40	0	0	7	102	178	-42.7
Halton Region	**129**	**127**	**94**	**16**	**133**	**0**	**0**	**0**	**356**	**143**	**149.0**
Burlington	18	38	16	6	43	0	0	0	77	44	75.0
Halton Hills	8	5	0	0	0	0	0	0	8	5	60.0
Milton	87	57	78	8	71	0	0	0	236	65	**
Oakville	16	27	0	2	19	0	0	0	35	29	20.7
Durham Region	**239**	**192**	**0**	**0**	**69**	**35**	**0**	**0**	**308**	**227**	**35.7**
Ajax	71	55	0	0	36	18	0	0	107	73	46.6
Brock	1	6	0	0	0	0	0	0	1	6	-83.3
Clarington	43	65	0	0	4	0	0	0	47	65	-27.7
Oshawa	61	23	0	0	22	0	0	0	83	23	**
Pickering	4	3	0	0	0	8	0	0	4	11	-63.6
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	5	12	0	0	0	5	0	0	5	17	-70.6
Whitby	54	28	0	0	7	4	0	0	61	32	90.6
Remainder of Toronto CMA	**70**	**46**	**8**	**4**	**0**	**0**	**0**	**0**	**78**	**50**	**56.0**
Bradford West Gwillimbury	20	13	0	4	0	0	0	0	20	17	17.6
Town of Mono	9	9	0	0	0	0	0	0	9	9	0.0
New Tecumseth	26	22	8	0	0	0	0	0	34	22	54.5
Orangeville	15	2	0	0	0	0	0	0	15	2	**
Toronto CMA	**964**	**743**	**260**	**274**	**488**	**168**	**2,623**	**315**	**4,335**	**1,500**	**189.0**
Oshawa CMA	**158**	**116**	**0**	**0**	**33**	**4**	**0**	**0**	**191**	**120**	**59.2**
Greater Toronto Area (GTA)	**1,071**	**857**	**268**	**276**	**564**	**172**	**2,623**	**315**	**4,526**	**1,620**	**179.4**

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Toronto City	443	549	136	326	124	508	6,797	6,804	7,500	8,187	-8.4
Toronto	45	74	0	26	8	94	5,236	4,816	5,289	5,010	5.6
East York	18	22	4	0	18	0	198	0	238	22	**
Etobicoke	55	72	10	6	4	158	127	740	196	976	-79.9
North York	191	268	106	142	7	193	1,128	1,093	1,432	1,696	-15.6
Scarborough	126	102	12	150	52	50	108	155	298	457	-34.8
York	8	11	4	2	35	13	0	0	47	26	80.8
York Region	3,095	2,518	524	422	508	571	1,398	812	5,525	4,323	27.8
Aurora	167	214	78	26	0	17	0	0	245	257	-4.7
East Gwillimbury	28	29	10	44	48	26	0	0	86	99	-13.1
Georgina Township	46	35	0	0	0	0	0	0	46	35	31.4
King Township	38	11	16	0	0	0	0	0	54	11	**
Markham	409	724	90	158	72	162	942	562	1,513	1,606	-5.8
Newmarket	183	264	12	12	79	0	0	0	274	276	-0.7
Richmond Hill	419	133	36	8	34	9	456	221	945	371	154.7
Vaughan	1,448	798	184	126	101	120	0	29	1,733	1,073	61.5
Whitchurch-Stouffville	357	310	98	48	174	237	0	0	629	595	5.7
Peel Region	671	1,166	298	426	479	227	1,084	1,065	2,532	2,884	-12.2
Brampton	436	928	118	192	90	138	481	151	1,125	1,409	-20.2
Caledon	85	42	10	8	28	3	0	25	123	78	57.7
Mississauga	150	196	170	226	361	86	603	889	1,284	1,397	-8.1
Halton Region	1,107	1,050	254	172	425	645	377	130	2,163	1,997	8.3
Burlington	134	244	118	22	93	124	306	0	651	390	66.9
Halton Hills	38	33	0	0	17	14	0	0	55	47	17.0
Milton	768	537	136	138	195	435	71	62	1,170	1,172	-0.2
Oakville	167	236	0	12	120	72	0	68	287	388	-26.0
Durham Region	1,071	1,050	28	90	207	424	0	134	1,306	1,698	-23.1
Ajax	253	237	26	88	90	46	0	0	369	371	-0.5
Brock	20	31	0	0	0	8	0	0	20	39	-48.7
Clarington	228	268	0	0	4	24	0	0	232	292	-20.5
Oshawa	247	214	2	0	65	64	0	3	314	281	11.7
Pickering	26	38	0	0	8	137	0	0	34	175	-80.6
Scugog	8	11	0	0	0	0	0	0	8	11	-27.3
Uxbridge	16	43	0	0	6	16	0	0	22	59	-62.7
Whitby	273	208	0	2	34	129	0	131	307	470	-34.7
Remainder of Toronto CMA	286	193	52	14	33	0	58	0	429	207	107.2
Bradford West Gwillimbury	128	94	16	14	6	0	0	0	150	108	38.9
Town of Mono	26	29	0	0	0	0	0	0	26	29	-10.3
New Tecumseth	83	50	14	0	0	0	0	0	97	50	94.0
Orangeville	49	20	22	0	27	0	58	0	156	20	**
Toronto CMA	5,763	5,550	1,172	1,426	1,580	2,026	9,408	8,811	17,923	17,813	0.6
Oshawa CMA	748	690	2	2	103	217	0	134	853	1,043	-18.2
Greater Toronto Area (GTA)	6,387	6,333	1,240	1,436	1,743	2,375	9,656	8,945	19,026	19,089	-0.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009
Toronto City	**36**	**58**	**0**	**0**	**1,273**	**207**	**0**	**0**
Toronto	8	15	0	0	1,171	0	0	0
East York	18	0	0	0	0	0	0	0
Etobicoke	0	26	0	0	0	207	0	0
North York	0	17	0	0	102	0	0	0
Scarborough	10	0	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	**259**	**37**	**0**	**0**	**1,278**	**0**	**0**	**0**
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	4	10	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	11	27	0	0	822	0	0	0
Newmarket	63	0	0	0	0	0	0	0
Richmond Hill	34	0	0	0	456	0	0	0
Vaughan	50	0	0	0	0	0	0	0
Whitchurch-Stouffville	97	0	0	0	0	0	0	0
Peel Region	**67**	**42**	**0**	**0**	**72**	**105**	**0**	**3**
Brampton	5	42	0	0	72	101	0	0
Caledon	22	0	0	0	0	0	0	0
Mississauga	40	0	0	0	0	4	0	3
Halton Region	**133**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Burlington	43	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	71	0	0	0	0	0	0	0
Oakville	19	0	0	0	0	0	0	0
Durham Region	**69**	**35**	**0**	**0**	**0**	**0**	**0**	**0**
Ajax	36	18	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	4	0	0	0	0	0	0	0
Oshawa	22	0	0	0	0	0	0	0
Pickering	0	8	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	5	0	0	0	0	0	0
Whitby	7	4	0	0	0	0	0	0
Remainder of Toronto CMA	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	**488**	**168**	**0**	**0**	**2,623**	**312**	**0**	**3**
Oshawa CMA	**33**	**4**	**0**	**0**	**0**	**0**	**0**	**0**
Greater Toronto Area (GTA)	**564**	**172**	**0**	**0**	**2,623**	**312**	**0**	**3**

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Toronto City	124	508	0	0	6,377	6,595	420	209
Toronto	8	94	0	0	4,816	4,607	420	209
East York	18	0	0	0	198	0	0	0
Etobicoke	4	158	0	0	127	740	0	0
North York	7	193	0	0	1,128	1,093	0	0
Scarborough	52	50	0	0	108	155	0	0
York	35	13	0	0	0	0	0	0
York Region	508	571	0	0	1,278	782	120	30
Aurora	0	17	0	0	0	0	0	0
East Gwillimbury	48	26	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	72	162	0	0	822	532	120	30
Newmarket	79	0	0	0	0	0	0	0
Richmond Hill	34	9	0	0	456	221	0	0
Vaughan	101	120	0	0	0	29	0	0
Whitchurch-Stouffville	174	237	0	0	0	0	0	0
Peel Region	479	211	0	16	860	1,037	224	28
Brampton	90	122	0	16	451	151	30	0
Caledon	28	3	0	0	0	0	0	25
Mississauga	361	86	0	0	409	886	194	3
Halton Region	425	645	0	0	295	124	82	6
Burlington	93	124	0	0	224	0	82	0
Halton Hills	17	14	0	0	0	0	0	0
Milton	195	435	0	0	71	56	0	6
Oakville	120	72	0	0	0	68	0	0
Durham Region	204	424	3	0	0	131	0	3
Ajax	90	46	0	0	0	0	0	0
Brock	0	8	0	0	0	0	0	0
Clarington	4	24	0	0	0	0	0	0
Oshawa	62	64	3	0	0	0	0	3
Pickering	8	137	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	6	16	0	0	0	0	0	0
Whitby	34	129	0	0	0	131	0	0
Remainder of Toronto CMA	33	0	0	0	58	0	0	0
Bradford West Gwillimbury	6	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	27	0	0	0	58	0	0	0
Toronto CMA	1,580	2,010	0	16	8,644	8,538	764	273
Oshawa CMA	100	217	3	0	0	131	0	3
Greater Toronto Area (GTA)	1,740	2,359	3	16	8,810	8,669	846	276

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2010

Submarket	Freehold		Condominium		Rental		Total*	
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009
Toronto City	140	234	1,231	213	0	0	1,371	447
Toronto	53	38	1,129	6	0	0	1,182	44
East York	22	2	0	0	0	0	22	2
Etobicoke	10	49	0	207	0	0	10	256
North York	24	127	102	0	0	0	126	127
Scarborough	30	18	0	0	0	0	30	18
York	1	0	0	0	0	0	1	0
York Region	773	324	1,375	0	0	0	2,148	324
Aurora	59	39	0	0	0	0	59	39
East Gwillimbury	17	20	0	0	0	0	17	20
Georgina Township	21	6	0	0	0	0	21	6
King Township	0	0	0	0	0	0	0	0
Markham	24	47	822	0	0	0	846	47
Newmarket	70	46	0	0	0	0	70	46
Richmond Hill	184	31	468	0	0	0	652	31
Vaughan	319	97	0	0	0	0	319	97
Whitchurch-Stouffville	79	38	85	0	0	0	164	38
Peel Region	234	368	109	108	0	3	343	479
Brampton	113	190	72	104	0	0	185	294
Caledon	56	7	0	0	0	0	56	7
Mississauga	65	171	37	4	0	3	102	178
Halton Region	307	143	49	0	0	0	356	143
Burlington	34	44	43	0	0	0	77	44
Halton Hills	8	5	0	0	0	0	8	5
Milton	236	65	0	0	0	0	236	65
Oakville	29	29	6	0	0	0	35	29
Durham Region	286	227	22	0	0	0	308	227
Ajax	107	73	0	0	0	0	107	73
Brock	1	6	0	0	0	0	1	6
Clarington	47	65	0	0	0	0	47	65
Oshawa	61	23	22	0	0	0	83	23
Pickering	4	11	0	0	0	0	4	11
Scugog	0	0	0	0	0	0	0	0
Uxbridge	5	17	0	0	0	0	5	17
Whitby	61	32	0	0	0	0	61	32
Remainder of Toronto CMA	63	39	15	11	0	0	78	50
Bradford West Gwillimbury	20	17	0	0	0	0	20	17
Town of Mono	5	3	4	6	0	0	9	9
New Tecumseth	23	17	11	5	0	0	34	22
Orangeville	15	2	0	0	0	0	15	2
Toronto CMA	1,599	1,165	2,736	332	0	3	4,335	1,500
Oshawa CMA	169	120	22	0	0	0	191	120
Greater Toronto Area (GTA)	1,740	1,296	2,786	321	0	3	4,526	1,620

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - July 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Toronto City	739	1,300	6,341	6,678	420	209	7,500	8,187
Toronto	105	164	4,764	4,637	420	209	5,289	5,010
East York	40	22	198	0	0	0	238	22
Etobicoke	69	236	127	740	0	0	196	976
North York	304	580	1,128	1,116	0	0	1,432	1,696
Scarborough	174	272	124	185	0	0	298	457
York	47	26	0	0	0	0	47	26
York Region	3,964	3,344	1,441	949	120	30	5,525	4,323
Aurora	245	257	0	0	0	0	245	257
East Gwillimbury	86	99	0	0	0	0	86	99
Georgina Township	46	35	0	0	0	0	46	35
King Township	54	11	0	0	0	0	54	11
Markham	571	1,016	822	560	120	30	1,513	1,606
Newmarket	274	276	0	0	0	0	274	276
Richmond Hill	477	150	468	221	0	0	945	371
Vaughan	1,732	964	1	109	0	0	1,733	1,073
Whitchurch-Stouffville	479	536	150	59	0	0	629	595
Peel Region	1,181	1,754	1,127	1,086	224	44	2,532	2,884
Brampton	597	1,212	498	181	30	16	1,125	1,409
Caledon	123	46	0	7	0	25	123	78
Mississauga	461	496	629	898	194	3	1,284	1,397
Halton Region	1,584	1,351	497	640	82	6	2,163	1,997
Burlington	270	265	299	125	82	0	651	390
Halton Hills	46	37	9	10	0	0	55	47
Milton	1,016	788	154	378	0	6	1,170	1,172
Oakville	252	261	35	127	0	0	287	388
Durham Region	1,246	1,497	57	198	3	3	1,306	1,698
Ajax	369	371	0	0	0	0	369	371
Brock	20	39	0	0	0	0	20	39
Clarington	232	292	0	0	0	0	232	292
Oshawa	279	272	32	6	3	3	314	281
Pickering	34	175	0	0	0	0	34	175
Scugog	8	11	0	0	0	0	8	11
Uxbridge	16	49	6	10	0	0	22	59
Whitby	288	288	19	182	0	0	307	470
Remainder of Toronto CMA	327	187	102	20	0	0	429	207
Bradford West Gwillimbury	150	108	0	0	0	0	150	108
Town of Mono	17	16	9	13	0	0	26	29
New Tecumseth	62	43	35	7	0	0	97	50
Orangeville	98	20	58	0	0	0	156	20
Toronto CMA	7,944	8,266	9,215	9,258	764	289	17,923	17,813
Oshawa CMA	799	852	51	188	3	3	853	1,043
Greater Toronto Area (GTA)	8,714	9,246	9,463	9,551	849	292	19,026	19,089

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
July 2010	3	4.8	0	0.0	3	4.8	12	19.0	45	71.4	63	1,050,000	1,224,802
July 2009	2	1.7	5	4.1	8	6.6	28	23.1	78	64.5	121	850,000	887,754
Year-to-date 2010	17	3.7	10	2.2	41	8.9	82	17.7	312	67.5	462	910,000	1,181,463
Year-to-date 2009	25	4.4	27	4.8	22	3.9	143	25.2	350	61.7	567	850,000	890,090
Toronto													
July 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
July 2009	1	11.1	0	0.0	1	11.1	0	0.0	7	77.8	9	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	5.0	38	95.0	40	1,200,000	1,429,246
Year-to-date 2009	1	1.4	0	0.0	2	2.7	7	9.6	63	86.3	73	1,199,000	1,292,041
East York													
July 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
July 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	11.1	16	88.9	18	1,024,500	1,094,717
Year-to-date 2009	0	0.0	0	0.0	0	0.0	10	41.7	14	58.3	24	797,000	895,750
Etobicoke													
July 2010	2	18.2	0	0.0	0	0.0	2	18.2	7	63.6	11	1,050,000	1,410,591
July 2009	0	0.0	0	0.0	0	0.0	2	11.1	16	88.9	18	859,950	971,400
Year-to-date 2010	2	3.3	0	0.0	0	0.0	6	9.8	53	86.9	61	1,329,900	1,495,434
Year-to-date 2009	0	0.0	0	0.0	0	0.0	9	13.6	57	86.4	66	882,950	920,773
North York													
July 2010	0	0.0	0	0.0	0	0.0	0	0.0	31	100.0	31	1,279,000	1,427,914
July 2009	0	0.0	5	6.5	2	2.6	16	20.8	54	70.1	77	870,000	872,065
Year-to-date 2010	1	0.5	0	0.0	2	1.0	10	4.8	196	93.8	209	1,289,000	1,465,287
Year-to-date 2009	0	0.0	20	6.8	5	1.7	59	20.2	208	71.2	292	900,000	914,394
Scarborough													
July 2010	1	7.1	0	0.0	3	21.4	10	71.4	0	0.0	14	506,990	499,049
July 2009	1	6.3	0	0.0	5	31.3	10	62.5	0	0.0	16	556,490	558,688
Year-to-date 2010	13	10.3	10	7.9	39	31.0	59	46.8	5	4.0	126	500,945	519,943
Year-to-date 2009	21	21.2	7	7.1	15	15.2	51	51.5	5	5.1	99	533,900	531,617
York													
July 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
July 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	1	12.5	0	0.0	0	0.0	3	37.5	4	50.0	8	--	--
Year-to-date 2009	3	23.1	0	0.0	0	0.0	7	53.8	3	23.1	13	675,000	650,769

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
July 2010	39	7.4	73	13.9	74	14.1	303	57.8	35	6.7	524	540,445	554,642
July 2009	39	16.3	43	18.0	52	21.8	87	36.4	18	7.5	239	488,900	523,901
Year-to-date 2010	281	9.1	513	16.5	416	13.4	1,695	54.7	196	6.3	3,101	541,990	555,398
Year-to-date 2009	295	11.8	440	17.5	451	18.0	1,149	45.8	174	6.9	2,509	508,990	542,778
Aurora													
July 2010	1	2.0	1	2.0	8	15.7	35	68.6	6	11.8	51	577,990	625,624
July 2009	0	0.0	2	9.5	7	33.3	12	57.1	0	0.0	21	513,900	521,202
Year-to-date 2010	1	0.6	13	7.7	27	16.1	96	57.1	31	18.5	168	568,990	635,844
Year-to-date 2009	1	0.5	17	8.0	53	25.0	126	59.4	15	7.1	212	537,990	562,362
East Gwillimbury													
July 2010	5	100.0	0	0.0	0	0.0	0	0.0	0	0.0	5	--	--
July 2009	3	75.0	0	0.0	0	0.0	0	0.0	1	25.0	4	--	--
Year-to-date 2010	17	60.7	9	32.1	0	0.0	0	0.0	2	7.1	28	399,990	437,656
Year-to-date 2009	17	58.6	4	13.8	1	3.4	1	3.4	6	20.7	29	395,900	545,893
Georgina Township													
July 2010	18	85.7	0	0.0	0	0.0	0	0.0	3	14.3	21	284,990	412,181
July 2009	5	83.3	0	0.0	0	0.0	0	0.0	1	16.7	6	--	--
Year-to-date 2010	36	78.3	0	0.0	1	2.2	4	8.7	5	10.9	46	298,990	419,317
Year-to-date 2009	28	80.0	1	2.9	0	0.0	5	14.3	1	2.9	35	334,900	391,549
King Township													
July 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	8	20.5	18	46.2	5	12.8	6	15.4	2	5.1	39	422,990	490,043
Year-to-date 2009	0	0.0	0	0.0	1	9.1	4	36.4	6	54.5	11	825,000	894,364
Markham													
July 2010	0	0.0	0	0.0	0	0.0	5	100.0	0	0.0	5	--	--
July 2009	7	38.9	0	0.0	3	16.7	8	44.4	0	0.0	18	498,900	481,059
Year-to-date 2010	7	1.7	50	12.2	79	19.3	260	63.4	14	3.4	410	542,945	556,839
Year-to-date 2009	42	5.8	142	19.6	144	19.9	373	51.6	22	3.0	723	524,900	543,149
Newmarket													
July 2010	1	20.0	2	40.0	0	0.0	2	40.0	0	0.0	5	--	--
July 2009	20	50.0	7	17.5	5	12.5	8	20.0	0	0.0	40	401,990	431,418
Year-to-date 2010	58	31.7	56	30.6	30	16.4	37	20.2	2	1.1	183	434,900	451,128
Year-to-date 2009	164	61.7	34	12.8	35	13.2	33	12.4	0	0.0	266	376,990	408,701
Richmond Hill													
July 2010	8	5.0	9	5.6	25	15.5	102	63.4	17	10.6	161	540,990	582,550
July 2009	0	0.0	6	19.4	8	25.8	11	35.5	6	19.4	31	506,990	581,723
Year-to-date 2010	38	9.0	78	18.4	42	9.9	234	55.3	31	7.3	423	529,990	554,202
Year-to-date 2009	1	0.8	14	10.5	27	20.3	61	45.9	30	22.6	133	529,000	624,851
Vaughan													
July 2010	0	0.0	41	18.2	26	11.6	149	66.2	9	4.0	225	559,900	558,170
July 2009	4	4.9	9	11.1	10	12.3	48	59.3	10	12.3	81	537,990	594,090
Year-to-date 2010	17	1.2	162	11.1	148	10.2	1,025	70.4	105	7.2	1,457	588,990	595,486
Year-to-date 2009	21	2.7	100	12.7	73	9.2	518	65.6	78	9.9	790	555,900	596,366
Whitchurch-Stouffville													
July 2010	6	11.8	20	39.2	15	29.4	10	19.6	0	0.0	51	449,990	461,575
July 2009	0	0.0	19	50.0	19	50.0	0	0.0	0	0.0	38	448,450	453,193
Year-to-date 2010	99	28.5	127	36.6	84	24.2	33	9.5	4	1.2	347	425,990	437,757
Year-to-date 2009	21	6.8	128	41.3	117	37.7	28	9.0	16	5.2	310	454,565	476,100

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
July 2010	12	6.8	38	21.5	66	37.3	52	29.4	9	5.1	177	479,900	512,426
July 2009	40	23.1	37	21.4	37	21.4	54	31.2	5	2.9	173	460,990	477,483
Year-to-date 2010	109	15.0	130	17.9	172	23.7	238	32.7	78	10.7	727	483,900	550,793
Year-to-date 2009	268	22.6	234	19.7	222	18.7	373	31.5	89	7.5	1,186	470,900	509,316
Brampton													
July 2010	12	10.4	29	25.2	37	32.2	37	32.2	0	0.0	115	465,900	481,936
July 2009	38	26.6	35	24.5	30	21.0	40	28.0	0	0.0	143	449,900	454,622
Year-to-date 2010	109	22.3	117	24.0	120	24.6	136	27.9	6	1.2	488	457,400	469,601
Year-to-date 2009	261	27.3	222	23.2	181	18.9	279	29.2	13	1.4	956	449,990	465,075
Caledon													
July 2010	0	0.0	8	28.6	8	28.6	9	32.1	3	10.7	28	478,900	571,363
July 2009	2	28.6	0	0.0	2	28.6	1	14.3	2	28.6	7	--	--
Year-to-date 2010	0	0.0	11	12.4	25	28.1	47	52.8	6	6.7	89	522,990	570,285
Year-to-date 2009	4	11.4	1	2.9	5	14.3	14	40.0	11	31.4	35	582,900	712,343
Mississauga													
July 2010	0	0.0	1	2.9	21	61.8	6	17.6	6	17.6	34	490,900	567,018
July 2009	0	0.0	2	8.7	5	21.7	13	56.5	3	13.0	23	549,900	573,225
Year-to-date 2010	0	0.0	2	1.3	27	18.0	55	36.7	66	44.0	150	624,950	803,373
Year-to-date 2009	3	1.5	11	5.6	36	18.5	80	41.0	65	33.3	195	570,900	689,767
Halton Region													
July 2010	25	18.1	45	32.6	20	14.5	38	27.5	10	7.2	138	442,450	588,162
July 2009	14	10.9	34	26.6	38	29.7	22	17.2	20	15.6	128	471,490	651,868
Year-to-date 2010	212	19.1	395	35.6	213	19.2	214	19.3	77	6.9	1,111	440,900	551,604
Year-to-date 2009	216	19.9	249	23.0	224	20.7	267	24.6	128	11.8	1,084	461,490	597,904
Burlington													
July 2010	1	5.6	8	44.4	3	16.7	6	33.3	0	0.0	18	448,995	482,270
July 2009	6	14.6	12	29.3	12	29.3	2	4.9	9	22.0	41	453,990	693,969
Year-to-date 2010	3	2.2	46	34.3	51	38.1	27	20.1	7	5.2	134	453,990	578,485
Year-to-date 2009	26	10.4	65	25.9	74	29.5	59	23.5	27	10.8	251	463,990	600,881
Halton Hills													
July 2010	0	0.0	0	0.0	0	0.0	6	75.0	2	25.0	8	--	--
July 2009	1	20.0	1	20.0	1	20.0	0	0.0	2	40.0	5	--	--
Year-to-date 2010	1	2.6	2	5.3	2	5.3	18	47.4	15	39.5	38	694,900	699,120
Year-to-date 2009	5	14.3	7	20.0	3	8.6	15	42.9	5	14.3	35	550,000	590,141
Milton													
July 2010	24	27.0	37	41.6	17	19.1	11	12.4	0	0.0	89	420,900	432,485
July 2009	7	13.2	21	39.6	22	41.5	3	5.7	0	0.0	53	449,990	450,447
Year-to-date 2010	208	27.2	347	45.3	149	19.5	57	7.4	5	0.7	766	420,900	432,581
Year-to-date 2009	177	33.2	176	33.0	124	23.3	47	8.8	9	1.7	533	420,990	443,827
Oakville													
July 2010	0	0.0	0	0.0	0	0.0	15	65.2	8	34.8	23	719,990	1,235,852
July 2009	0	0.0	0	0.0	3	10.3	17	58.6	9	31.0	29	630,000	973,175
Year-to-date 2010	0	0.0	0	0.0	11	6.4	112	64.7	50	28.9	173	649,990	1,025,383
Year-to-date 2009	8	3.0	1	0.4	23	8.7	146	55.1	87	32.8	265	661,990	906,009

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
July 2010	118	49.4	20	8.4	41	17.2	57	23.8	3	1.3	239	401,100	429,839
July 2009	116	58.6	24	12.1	16	8.1	39	19.7	3	1.5	198	385,900	412,050
Year-to-date 2010	519	49.2	113	10.7	144	13.6	264	25.0	15	1.4	1,055	404,900	427,390
Year-to-date 2009	668	64.2	91	8.8	106	10.2	157	15.1	18	1.7	1,040	361,100	394,032
Ajax													
July 2010	24	33.8	5	7.0	15	21.1	27	38.0	0	0.0	71	498,800	461,688
July 2009	18	33.3	4	7.4	6	11.1	26	48.1	0	0.0	54	490,500	493,357
Year-to-date 2010	56	21.7	10	3.9	44	17.1	147	57.0	1	0.4	258	517,150	497,212
Year-to-date 2009	78	32.2	26	10.7	56	23.1	82	33.9	0	0.0	242	477,700	465,435
Brock													
July 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
July 2010	37	82.2	3	6.7	1	2.2	3	6.7	1	2.2	45	359,900	374,946
July 2009	57	78.1	8	11.0	4	5.5	3	4.1	1	1.4	73	349,990	360,864
Year-to-date 2010	192	84.6	17	7.5	6	2.6	8	3.5	4	1.8	227	329,900	350,918
Year-to-date 2009	226	81.0	18	6.5	15	5.4	15	5.4	5	1.8	279	309,990	343,174
Oshawa													
July 2010	43	70.5	4	6.6	5	8.2	9	14.8	0	0.0	61	356,900	373,933
July 2009	20	71.4	5	17.9	2	7.1	1	3.6	0	0.0	28	357,945	358,762
Year-to-date 2010	176	69.6	34	13.4	20	7.9	23	9.1	0	0.0	253	351,990	363,224
Year-to-date 2009	182	80.5	24	10.6	17	7.5	3	1.3	0	0.0	226	334,945	342,893
Pickering													
July 2010	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
July 2009	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	24	92.3	2	7.7	26	604,995	644,583
Year-to-date 2009	0	0.0	0	0.0	5	12.8	27	69.2	7	17.9	39	624,900	646,792
Scugog													
July 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
July 2010	1	20.0	2	40.0	1	20.0	0	0.0	1	20.0	5	--	--
July 2009	3	25.0	1	8.3	2	16.7	4	33.3	2	16.7	12	497,770	532,626
Year-to-date 2010	1	6.3	4	25.0	4	25.0	5	31.3	2	12.5	16	488,880	598,556
Year-to-date 2009	18	41.9	2	4.7	6	14.0	15	34.9	2	4.7	43	482,800	457,427
Whitby													
July 2010	13	24.5	6	11.3	19	35.8	15	28.3	0	0.0	53	469,900	460,515
July 2009	18	64.3	6	21.4	2	7.1	2	7.1	0	0.0	28	353,990	371,520
Year-to-date 2010	94	34.2	48	17.5	70	25.5	57	20.7	6	2.2	275	447,900	453,548
Year-to-date 2009	164	77.7	21	10.0	7	3.3	15	7.1	4	1.9	211	338,990	374,523

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
July 2010	60	83.3	5	6.9	3	4.2	3	4.2	1	1.4	72	322,000	351,515
July 2009	40	87.0	3	6.5	0	0.0	1	2.2	2	4.3	46	332,400	351,165
Year-to-date 2010	258	89.0	13	4.5	8	2.8	10	3.4	1	0.3	290	338,945	347,917
Year-to-date 2009	135	70.7	20	10.5	14	7.3	17	8.9	5	2.6	191	353,900	383,161
Bradford West Gwillimbury													
July 2010	18	90.0	2	10.0	0	0.0	0	0.0	0	0.0	20	310,990	329,940
July 2009	10	76.9	2	15.4	0	0.0	1	7.7	0	0.0	13	355,990	387,906
Year-to-date 2010	119	93.0	9	7.0	0	0.0	0	0.0	0	0.0	128	348,990	347,336
Year-to-date 2009	70	76.1	9	9.8	8	8.7	3	3.3	2	2.2	92	355,990	383,772
Town of Mono													
July 2010	2	18.2	2	18.2	3	27.3	3	27.3	1	9.1	11	459,900	516,673
July 2009	6	66.7	1	11.1	0	0.0	0	0.0	2	22.2	9	--	--
Year-to-date 2010	9	30.0	2	6.7	8	26.7	10	33.3	1	3.3	30	467,500	488,419
Year-to-date 2009	9	31.0	5	17.2	4	13.8	9	31.0	2	6.9	29	450,000	501,083
New Tecumseth													
July 2010	26	100.0	0	0.0	0	0.0	0	0.0	0	0.0	26	299,990	295,107
July 2009	22	100.0	0	0.0	0	0.0	0	0.0	0	0.0	22	272,490	275,914
Year-to-date 2010	83	100.0	0	0.0	0	0.0	0	0.0	0	0.0	83	294,990	293,255
Year-to-date 2009	44	89.8	2	4.1	0	0.0	3	6.1	0	0.0	49	274,990	298,631
Orangeville													
July 2010	14	93.3	1	6.7	0	0.0	0	0.0	0	0.0	15	359,900	356,942
July 2009	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2010	47	95.9	2	4.1	0	0.0	0	0.0	0	0.0	49	359,900	356,004
Year-to-date 2009	12	57.1	4	19.0	2	9.5	2	9.5	1	4.8	21	369,000	414,875
Toronto CMA													
July 2010	163	15.7	160	15.4	179	17.3	432	41.7	102	9.8	1,036	506,445	574,257
July 2009	150	20.4	115	15.6	131	17.8	223	30.3	116	15.8	735	490,000	573,020
Year-to-date 2010	931	15.9	1,029	17.6	847	14.5	2,388	40.8	662	11.3	5,857	510,900	590,640
Year-to-date 2009	1,009	18.0	933	16.6	926	16.5	2,014	35.9	728	13.0	5,610	498,685	570,157
Oshawa CMA													
July 2010	93	58.5	13	8.2	25	15.7	27	17.0	1	0.6	159	376,900	403,080
July 2009	95	73.6	19	14.7	8	6.2	6	4.7	1	0.8	129	352,990	362,721
Year-to-date 2010	462	61.2	99	13.1	96	12.7	88	11.7	10	1.3	755	369,990	392,424
Year-to-date 2009	572	79.9	63	8.8	39	5.4	33	4.6	9	1.3	716	330,990	352,323
Greater Toronto Area													
July 2010	197	17.3	176	15.4	204	17.9	462	40.5	102	8.9	1,141	499,900	563,008
July 2009	211	24.6	143	16.6	151	17.6	230	26.8	124	14.4	859	479,700	559,092
Year-to-date 2010	1,138	17.6	1,161	18.0	986	15.3	2,493	38.6	678	10.5	6,456	498,880	578,110
Year-to-date 2009	1,472	23.1	1,041	16.3	1,025	16.1	2,089	32.7	759	11.9	6,386	484,930	552,534

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
July 2010

Submarket	July 2010	July 2009	% Change	YTD 2010	YTD 2009	% Change
Toronto City	1,224,802	887,754	38.0	1,181,463	890,090	32.7
Toronto	--	--	n/a	1,429,246	1,292,041	10.6
East York	--	--	n/a	1,094,717	895,750	22.2
Etobicoke	1,410,591	971,400	45.2	1,495,434	920,773	62.4
North York	1,427,914	872,065	63.7	1,465,287	914,394	60.2
Scarborough	499,049	558,688	-10.7	519,943	531,617	-2.2
York	--	--	n/a	--	650,769	n/a
York Region	554,642	523,901	5.9	555,398	542,778	2.3
Aurora	625,624	521,202	20.0	635,844	562,362	13.1
East Gwillimbury	--	--	n/a	437,656	545,893	-19.8
Georgina Township	412,181	--	n/a	419,317	391,549	7.1
King Township	--	--	n/a	490,043	894,364	-45.2
Markham	--	481,059	n/a	556,839	543,149	2.5
Newmarket	--	431,418	n/a	451,128	408,701	10.4
Richmond Hill	582,550	581,723	0.1	554,202	624,851	-11.3
Vaughan	558,170	594,090	-6.0	595,486	596,366	-0.1
Whitchurch-Stouffville	461,575	453,193	1.8	437,757	476,100	-8.1
Peel Region	512,426	477,483	7.3	550,793	509,316	8.1
Brampton	481,936	454,622	6.0	469,601	465,075	1.0
Caledon	571,363	--	n/a	570,285	712,343	-19.9
Mississauga	567,018	573,225	-1.1	803,373	689,767	16.5
Halton Region	588,162	651,868	-9.8	551,604	597,904	-7.7
Burlington	482,270	693,969	-30.5	578,485	600,881	-3.7
Halton Hills	--	--	n/a	699,120	590,141	18.5
Milton	432,485	450,447	-4.0	432,581	443,827	-2.5
Oakville	1,235,852	973,175	27.0	1,025,383	906,009	13.2
Durham Region	429,839	412,050	4.3	427,390	394,032	8.5
Ajax	461,688	493,357	-6.4	497,212	465,435	6.8
Brock	--	--	n/a	--	--	n/a
Clarington	374,946	360,864	3.9	350,918	343,174	2.3
Oshawa	373,933	358,762	4.2	363,224	342,893	5.9
Pickering	--	--	n/a	644,583	646,792	-0.3
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	532,626	n/a	598,556	457,427	30.9
Whitby	460,515	371,520	24.0	453,548	374,523	21.1
Remainder of Toronto CMA	351,515	351,165	0.1	347,917	383,161	-9.2
Bradford West Gwillimbury	329,940	387,906	-14.9	347,336	383,772	-9.5
Town of Mono	516,673	--	n/a	488,419	501,083	-2.5
New Tecumseth	295,107	275,914	7.0	293,255	298,631	-1.8
Orangeville	356,942	--	n/a	356,004	414,875	-14.2
Toronto CMA	574,257	573,020	0.2	590,640	570,157	3.6
Oshawa CMA	403,080	362,721	11.1	392,424	352,323	11.4
Greater Toronto Area (GTA)	563,008	559,092	0.7	578,110	552,534	4.6

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
July 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	2,670	-47.4	4,461	10,360	11,769	37.9	343,632	-8.2	361,059
	February	4,116	-31.6	5,255	10,360	11,507	45.7	361,361	-5.4	357,351
	March	6,171	-6.9	6,105	13,357	11,639	52.5	362,050	-4.8	371,444
	April	8,107	-7.5	6,624	12,995	10,240	64.7	385,641	-3.3	378,076
	May	9,589	1.9	7,268	13,686	10,862	66.9	395,609	-0.6	385,567
	June	10,951	27.4	8,225	13,357	11,177	73.6	403,918	2.0	390,647
	July	9,967	27.6	8,157	12,174	11,235	72.6	395,414	6.5	399,984
	August	8,042	27.3	8,363	10,646	11,615	72.0	387,899	6.3	400,183
	September	8,196	27.9	8,251	12,185	10,289	80.2	406,877	10.3	406,605
	October	8,453	64.2	8,500	11,532	11,065	76.8	423,507	20.0	410,790
	November	7,452	104.7	8,962	9,938	12,048	74.4	418,502	13.5	412,615
	December	5,541	115.2	9,084	5,506	12,652	71.8	411,931	14.0	432,501
2010	January	4,986	86.7	8,688	10,021	12,037	72.2	409,058	19.0	434,329
	February	7,291	77.1	9,503	12,726	14,090	67.4	431,509	19.4	436,283
	March	10,434	69.1	9,701	18,937	15,632	62.1	434,693	20.1	443,913
	April	10,897	34.4	8,457	20,689	15,458	54.7	437,566	13.5	433,847
	May	9,470	-1.2	7,222	18,940	14,778	48.9	446,593	12.9	436,174
	June	8,432	-23.0	6,259	15,082	12,968	48.3	435,064	7.7	428,152
	July	6,567	-34.1	5,715	10,833	11,169	51.2	420,455	6.3	433,037
	August									
	September									
	October									
	November									
	December									
	Q2 2009	**28,647**	**7.0**		**40,038**			**395,964**	**-0.4**	
	Q2 2010	**28,799**	**0.5**		**54,711**			**439,802**	**11.1**	
	YTD 2009	**51,571**	**-1.4**		**86,289**			**386,329**	**-0.3**	
	YTD 2010	**58,077**	**12.6**		**107,228**			**433,016**	**12.1**	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
July 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	350	-36.8	539	1,348	1,344	40.1	257,095	5.5	265,255
	February	506	-34.3	571	1,212	1,275	44.8	263,838	-2.8	265,281
	March	694	-15.8	620	1,550	1,237	50.1	263,970	-4.2	262,702
	April	843	-14.8	664	1,472	1,142	58.2	269,596	-2.2	268,068
	May	1,026	-2.4	755	1,546	1,195	63.2	278,592	-1.5	272,934
	June	1,115	15.4	842	1,468	1,283	65.7	281,765	-0.5	273,934
	July	1,033	15.8	875	1,313	1,354	64.7	285,247	3.7	281,861
	August	876	17.4	835	1,169	1,222	68.4	278,480	2.8	279,567
	September	825	9.3	873	1,311	1,223	71.4	282,308	5.2	282,726
	October	858	49.0	916	1,191	1,233	74.3	288,986	9.1	288,580
	November	695	69.9	900	986	1,341	67.1	286,497	6.5	287,961
	December	507	91.3	990	547	1,492	66.3	286,724	9.1	294,348
2010	January	532	52.0	823	1,120	1,115	73.8	289,195	12.5	298,420
	February	819	61.9	932	1,481	1,565	59.5	286,635	8.6	288,434
	March	1,111	60.1	1,000	2,019	1,613	62.0	306,171	16.0	304,720
	April	1,184	40.5	928	2,052	1,584	58.6	304,451	12.9	302,833
	May	1,027	0.1	755	1,879	1,462	51.7	301,568	8.2	295,394
	June	920	-17.5	692	1,614	1,405	49.2	304,278	8.0	295,771
	July	708	-31.5	594	1,198	1,230	48.3	295,445	3.6	291,659
	August									
	September									
	October									
	November									
	December									
	Q2 2009	2,984	-0.7		4,486			277,236	-1.2	
	Q2 2010	3,131	4.9		5,545			303,454	9.5	
	YTD 2009	5,567	-7.9		9,909			274,585	0.0	
	YTD 2010	6,301	13.2		11,363			299,643	9.1	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
July 2010

		Inteterest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	146.5	112.5	2,910	8.0	68.8	854
	February	627	5.00	5.79	146.4	113.2	2,905	8.7	69.0	850
	March	613	4.50	5.55	145.9	113.8	2,900	9.1	69.1	850
	April	596	3.90	5.25	145.0	113.1	2,903	9.2	69.1	850
	May	596	3.90	5.25	144.6	113.9	2,897	9.3	68.9	850
	June	631	3.75	5.85	144.6	114.0	2,877	9.7	68.6	856
	July	631	3.75	5.85	144.7	113.6	2,863	10.0	68.4	856
	August	631	3.75	5.85	145.0	113.6	2,867	10.0	68.4	855
	September	610	3.70	5.49	145.7	113.7	2,880	9.6	68.2	857
	October	630	3.80	5.84	146.2	114.0	2,889	9.4	68.1	858
	November	616	3.60	5.59	147.0	114.4	2,898	9.3	68.1	860
	December	610	3.60	5.49	148.0	113.9	2,905	9.4	68.2	856
2010	January	610	3.60	5.49	148.9	114.5	2,915	9.4	68.4	856
	February	604	3.60	5.39	147.8	115.1	2,916	9.4	68.3	860
	March	631	3.60	5.85	147.9	115.3	2,919	9.4	68.2	860
	April	655	3.80	6.25	148.1	115.8	2,916	9.5	68.0	863
	May	639	3.70	5.99	149.2	116.3	2,920	9.5	68.0	859
	June	633	3.60	5.89	149.7	116.1	2,936	9.4	68.2	862
	July	627	3.50	5.79		117.1	2,958	9.2	68.4	861
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
July 2010

		Inteterest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	146.5	112.5	183.0	8.2	68.5	848
	February	627	5.00	5.79	146.4	113.2	180.0	8.3	67.4	851
	March	613	4.50	5.55	145.9	113.8	177.9	8.5	66.7	853
	April	596	3.90	5.25	145.0	113.1	177.2	7.8	65.8	861
	May	596	3.90	5.25	144.6	113.9	177.5	8.0	65.9	869
	June	631	3.75	5.85	144.6	114.0	177.9	8.4	66.3	865
	July	631	3.75	5.85	144.7	113.6	178.6	9.6	67.3	868
	August	631	3.75	5.85	145.0	113.6	180.8	9.8	68.1	879
	September	610	3.70	5.49	145.7	113.7	183.1	9.2	68.5	894
	October	630	3.80	5.84	146.2	114.0	182.5	9.2	68.1	907
	November	616	3.60	5.59	147.0	114.4	180.4	9.3	67.3	906
	December	610	3.60	5.49	148.0	113.9	178.5	9.9	67.0	900
2010	January	610	3.60	5.49	148.9	114.5	179.1	10.4	67.4	891
	February	604	3.60	5.39	147.8	115.1	181.2	10.3	68.1	878
	March	631	3.60	5.85	147.9	115.3	183.0	10.3	68.6	876
	April	655	3.80	6.25	148.1	115.8	185.2	9.6	68.7	871
	May	639	3.70	5.99	149.2	116.3	186.2	9.6	69.0	878
	June	633	3.60	5.89	149.7	116.1	187.6	9.7	69.5	879
	July	627	3.50	5.79		117.1	189.0	10.3	70.3	877
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
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